

STERLING HOMES

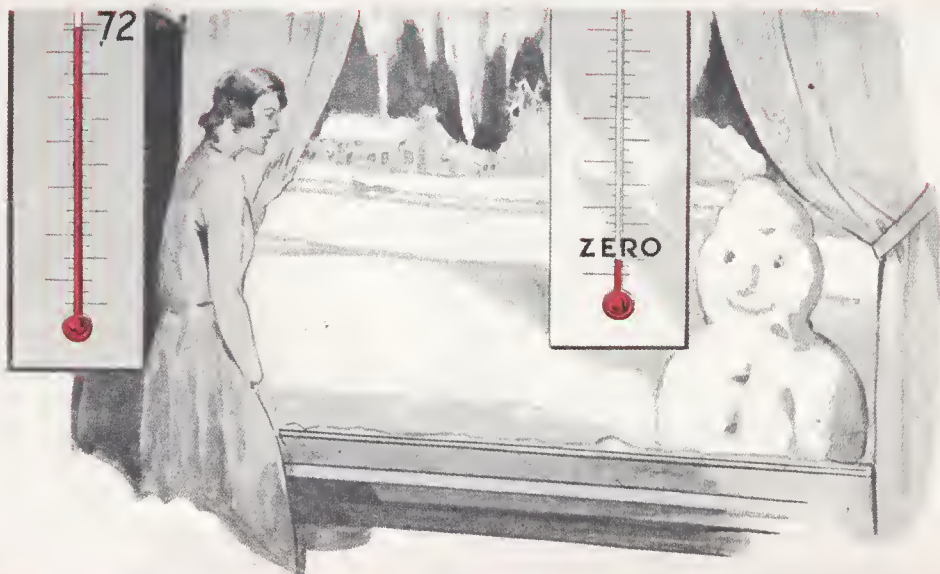


INTERNATIONAL
MILL & TIMBER CO.
BAY CITY, MICHIGAN



The Features Included in Your Sterling Home at no Additional Cost

Comfort INSIDE Zero OUTSIDE



Greater Saving in Fuel Bills . . . 20% to 50%
Protection of Health • More Comfort • Greater Home Value



Red Top Strip Wool Insulation

Red Top Strip Wool Insulation is one of the most practical and most easily applied form of insulation. Each strip is a continuous blanket, snowy white, as soft as sheep's wool. It is one of the most efficient insulation materials

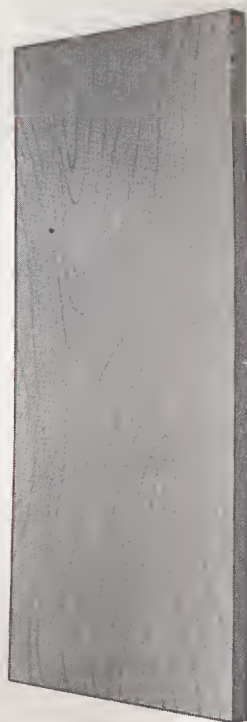
known. Red Top Strip Wool can be easily cut to fit irregular shaped spaces and can be tucked around water pipes to protect them from freezing. One man can easily tuck in the 15" wide strips between the joists. You will find this wool will make an unbelievable difference in keeping your home cool in Summer as well as warm in the Winter.



Bronze Weather Stripping Doors and Windows

It is estimated that between 30% and 40% of heat loss in the average home is through doors and windows. Lifetime, high quality, spring bronze weather stripping prevents this loss, in Sterling Homes. Note from the picture how very simple this weather stripping really is. All you need is a pair of shears and a hammer for tacking it in. Sterling Lifetime Bronze

weather strips stop not only cold air, but rain and dust and destructive soot from getting into your home. They also give you doors and windows that will not rattle.



Sterling Flush Doors

MODERN FLUSH TYPE DOORS as pictured above are furnished with all Sterling Homes.

Tubular lock sets with glass door knobs, in connection with these doors, provide an unusually handsome effect. These flush doors also lend themselves

to a wide variety of treatment and can be finished in the natural; stained in various combinations or enameled."

Now having studied our catalog —

Please Take Your Pencil

and write us which home suits your requirements best and we will answer promptly and tell you all about it. Kindly mail this letter in the enclosed self-addressed envelope, requiring no postage, to —

International Mill & Timber Co.,
Bay City, Michigan

Dear Sirs: -

I am interested in the Sterling Home Design

_____ shown on page _____ with the additions or
omissions listed below.

NAME

Name

Address

City

State

Date

Cor

*You will do well**To start planning now, your*

Sterling cut-to-fit Home

The housing shortage today is almost universal. It exists not only in practically every city of the United States, but in every other country as well.

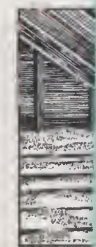
The price of labor and materials today makes necessary every possible economy in construction consistent with a strong, durable and comfortable home. Our Sterling cut-to-fit System eliminates all this puttery, cutting and fitting on the job. Two sets of filing plans consisting of foundation plan, floor plan and four elevations, are furnished. Later on when your shipment goes forward a complete itemized list of materials giving the exact number of pieces as well as the lengths and widths is furnished. Also forwarded at the same time will be a complete set of detailed working drawings with instructions and showing location of each piece in the house. Yes, your home is literally built for you on paper. Moreover, these plans will give you the benefit of well tried and tested designs together with the correct and proper architectural proportions.

We are delighted also to bring to your attention that we are offering now a five and seven year monthly time payment plan. Write for complete details as this may be the means of becoming a Sterling Home Owner NOW, rather than years hence.

If you will, therefore, pick out the home in our catalog which suits your requirements best, we will be very glad to supply you with the necessary plans and specifications for the sum of \$30.00 and which amount, however, is placed to your credit and applies toward the purchase price when your order is received later on.

Use reverse side for your convenience in replying.

Write us today and own your own home.



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Draughts
Out



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some effect. These flush doors also lend themselves

The AMERWOOD



In the Amerwood we offer a smartly modern plan providing a maximum of living space by way of rectangular construction design, resulting in a price within the means of the average home owner and yet comfortable and stylish in appearance.

The plan of this home is refreshingly modern—the living room has two unbroken walls for convenient furniture placement. A 7½-ft. picture window providing ample light enhances this room. A suggested fireplace location you will note is also offered.

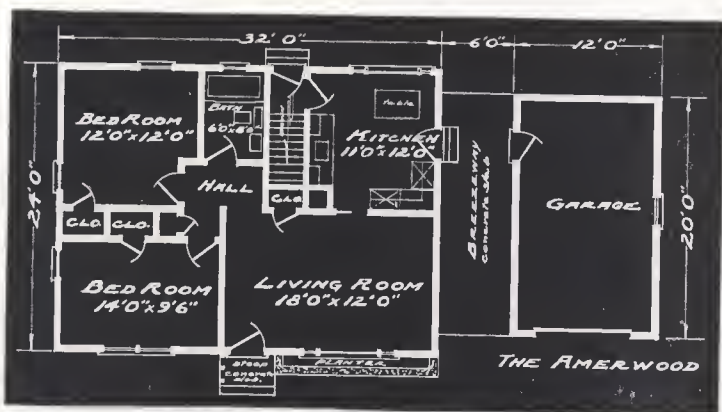
The Amerwood is a compact two bedroom home with ample living room quarters. In the kitchen everything is within convenient reach for comfortable living. It also provides ample space for a dining area highlighted by the generous size picture window. Note also that the living room and kitchen have access to each other by way of a sliding type door.

Tucked off neatly by themselves are the two bedrooms, each with cross-ventilation. Sufficient closet space is available and a handy linen closet is also near by.

The breezeway and garage, when included with order at the additional sum of

\$696.00, including sectional type overhead garage door, furnishes the finishing touches for this smart little design as well as giving it a real spacious appearance from the front.

It truly is an ideal house for either young home makers or the moderate size family, and our time payment plan makes it mighty easy to own a Sterling Home. No need to delay, so write us today.



NAME OF HOUSE	Freight Paid Price	Add For 1/2" Insulation, Lath and Rocklath	Add For 12" 210-lb. Asphalt Shingles	Add For No. 1 Oak Flooring L. R.	Add For Assembled Window Units
Amerwood	\$3384.00	\$172.00	\$44.60	\$42.40	\$84.00

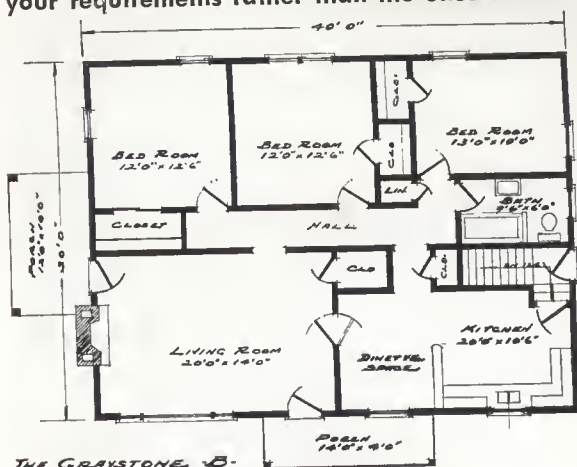
FOR BREEZEWAY AND GARAGE AS PICTURED ADD \$696.00

INTERNATIONAL MILL & TIMBER CO. — BAY CITY, MICH.

PHONE TW-2-6151 or TW-2-4232

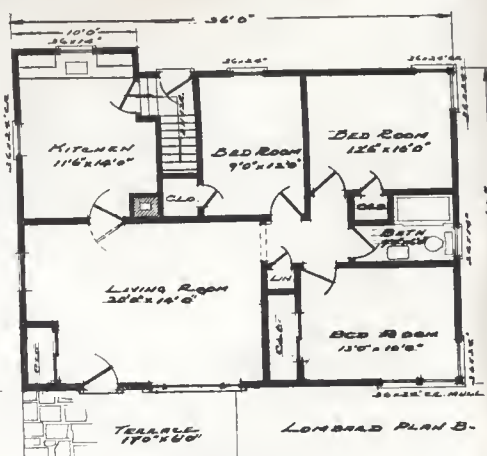
1905 S. Wenona Ave.

"STERLING HOMES" also offers below several alternate floor plans which may appeal to your requirements rather than the ones shown in our catalog for those particular homes.



THE GRAYSTONE B.

GRAYSTONE B
Priced \$4890.00
Catalog - Page 25



LOMBARD PLAN B.

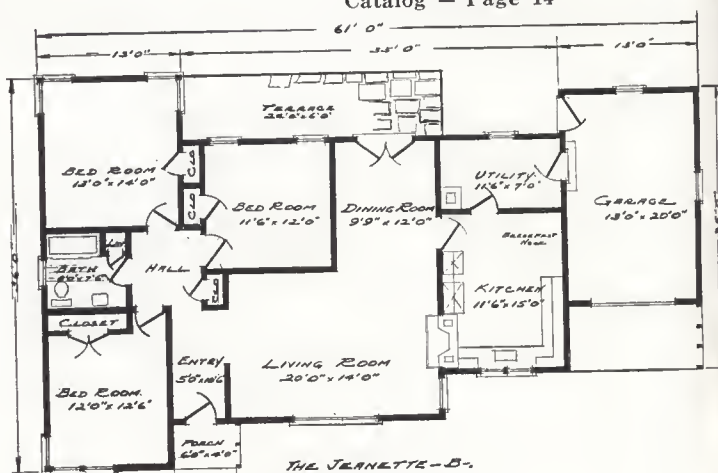
LOMBARD B
Priced \$3994.00
Catalog - Page 14

One of many happy Sterling Home owners writes:

"We are proud owners of your Carole A Home which we recently purchased under your time payment plan.

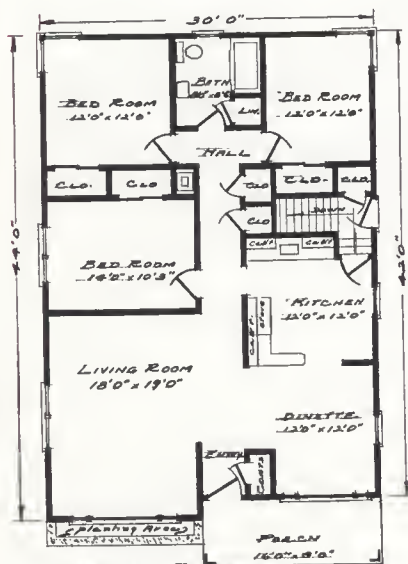
"Please accept our thanks as your terms really made it possible for us to own our own home."

WALTER LINN,
Cleveland, Ohio.



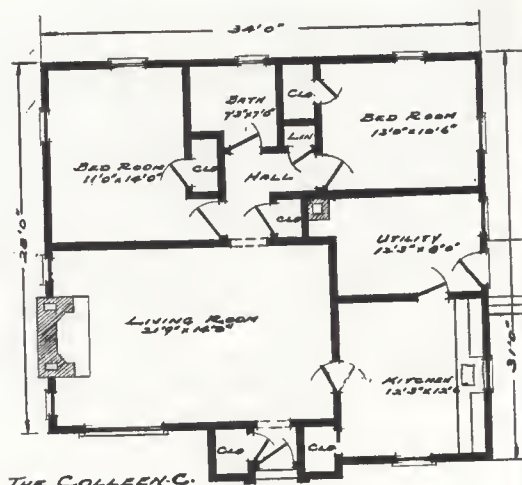
THE JEANNETTE-B.

JEANNETTE PLAN B
Priced \$5636.00
Catalog - Page 36



THE WAKEFIELD B.

WAKEFIELD B
Priced \$5542.00
Catalog - Page 24

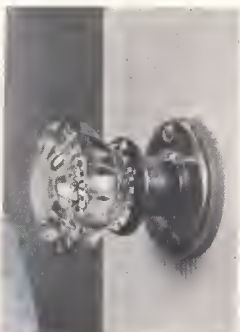


THE COLLEEN C.

COLLEEN C
Priced \$3974.00
Catalog - Page 19

In the event you do not have our complete catalog of homes please send the usual mailing charge of \$.25.

INTERNATIONAL MILL & TIMBER CO.
Bay City, Michigan



NEW MODERNISTIC DOOR HARDWARE WITH ATTRACTIVE GLASS KNOBS

No more unsightly, tarnished or rusty door knobs in your home. These glass knobs will stand the acid test of time and will always lend an air of good taste and beauty to your home.

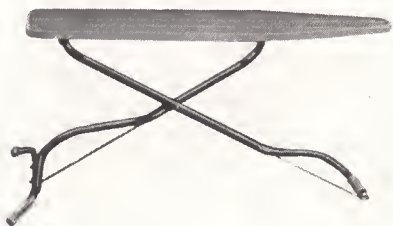
VENETIAN UNFRAMED MEDICINE CABINET

These modern Venetian Cabinets are made of strong 20-gauge cold rolled steel with two adjustable shelves and have full polished plate glass mirrors 16 x 22 inches.



STERLING PORTABLE IRONING BOARD

This neat, light, ironing board has 10 possible rapid adjustments by tip of finger from 24" to 36" making it possible to do your ironing as preferred, either while sitting or standing.



We Pay the Freight

"We ship your complete Sterling Home in one car and prepay all freight charges to most stations East of the Mississippi River and North of the Southern boundary line of Tennessee and North Carolina, and excepting the states of Wisconsin, Illinois, Kentucky and Tennessee. We guarantee to furnish sufficient materials for its completion in accordance with specifications for your home".

TESTIMONIALS

In making a choice, a simple and safe rule to follow is to locate and buy the commodity which competitors claim to equal. But to really equal Sterling Homes requires more than a statement. It should be backed by time tested verdicts, such as are rendered on Sterling Homes by Satisfied Customers. Here are a few such letters. There are thousands more — each one, in its way, an assurance that the benefits in Quality, and money savings they have brought through Sterling, will accrue to you as well.

Read below what Sterling Home Owners have to Say

Receives World of Compliments

Earl M. Roberts of Benner Drive, Cleveland, Ohio writes "Although I haven't quite finished the framing, I have had a world of compliments on the quality of the lumber and the styling of the house. The work is progressing nicely and I am VERY happy with our Newberry Home. Will be sending you some pictures soon."

Contractor Sold on Idea of Ready-Cut Homes

Mr. E. M. Huffman of Brookville, Pa., who built the Rowena for Mr. Eugene Richards, has to say, "The Rowena B Sterling Home was recently completed and to say we are pleased could be putting it far too mildly. While this is our first experience on the idea, the quality of materials, the precision fitting and the ease of fabrication precludes any chance of my offering to my customers in the future anything else but a Sterling Home. Our business relations have been exceedingly pleasant and have found you always ready to cooperate."

High Quality of Material Appreciated

Mr. Ervin Sengbusch, who lives in Reedsville, Wisconsin, and owner of Shamrock Home writes, "Want to advise that we received our materials and certainly wish to thank you for the high quality lumber that you sent us. We are more than pleased with it."

Praises Sterling Homes

We are exceptionally well pleased with our Marleen plan A Sterling Home and you can use my name as a 100% satisfied customer at any time. Mr. Edward Walker, Ft. Loudon, Pennsylvania.

3 Sterling Homes Side by Side

John Millington of 502 Main Street, Fenton, Michigan writes "Have intended writing you for some time to let you know how much we like our home. If the things people say who come to see our home have anything to do with it, you surely must be busy selling Sterling Homes. You know we now have three Sterling Homes side by side, the Lombard, our Greenfield, and the Newberry Home, and we like them all."

Shamrock Proves Wonderful

Mr. Don Brown of Hubbard, Ohio writes, "We are building our Shamrock Home and we are very much pleased with the lumber you sent us; it certainly is wonderful and looks so nice as we go along. We find every piece fits perfectly. Everyone who looks at the material says that they have never seen nicer lumber. Your method of shipping material is fine."

A Jeanette Owner Writes

Francis Fryant, of Fairborn, Ohio, writes in a recent letter, "We wish to thank you for your very fine cooperation in our dealings with you. We are very well pleased with our Jeanette Home and will be only too glad to show it to any of your prospective customers. Again thanking you and wishing you the best of good fortune."

Still Enthusiastic After 4 Years

Raymond L. Frase, 141 Summit, Wadsworth, Ohio, writes; "Four years ago we built your Colleen Home and we are so well pleased with it that we want to thank you once again for your fine service."

The HOME of Your DREAMS . . . is in this catalog . . . CHOOSE IT . . . and enjoy the beauty, quality and savings of a genuine Sterling HOME . . .

Of course you have given your future home a great deal of thought. Undoubtedly you want it to be a place of beauty, with just the right number of rooms to give your loved ones the comfort that will add so much to their happiness. You know that a home is composed of many things—it must contain many elements which you already have in mind, as well as suggestions from experienced builders, suggestions that will add greatly to your pleasure and comfort.

The object of this book is to show you **in detail** all the things that will permit you to select your future home in such a way that it will be an expression of your own good taste, and make it a place of joy and comfort forever. We show you many beautiful homes so that you and your family may decide which one you want.

You can't possibly go wrong when you select your home in this thorough manner. You pick it, while Sterling guarantees the quality and at the same time you can be sure of a very substantial saving.

Value Which Only Sterling Gives You

Imagine what you would have to pay for furniture—automobiles—radio or electric refrigerators if you had to have them built on your lot. Modern production methods have done a great deal to bring these commodities within the reach of more consumers. What machinery has done for you in industry, it has also done for you in Sterling Homes. Engineers, long ago adopted the Cut-to-Fit System in structural steel. The skyscraper that rises so rapidly was completely built, piece by piece, at the mill and merely assembled on the building site. The same money saving methods produce Sterling Homes. These methods make it possible to give you so much for a given price, without uncertainty or speculation. There is genuine satisfaction in knowing that you will get the most for every dollar invested.

The Magic of the Mill

How are these savings possible? Let us look at modern production methods as applied to the building of your home.—Carloads of bright, seasoned lumber roll out of storage to find their place near

machines specializing in single operations. High Speed saws cut and mitre dozens of a kind, in the length of time it would take a carpenter to draw the cutting line with a pencil. Finishing machines produce mirror-like surfaces quicker than you could clamp a board for surfacing by hand. Stair stringers are cut out by automatic mortisers of unvarying accuracy that travel through the board at unbelievable speed.

Door frames are made ready for hardware by mortising machines that perform in a flash, what the most skilled labor could only accomplish in hours and then by no means so perfectly. No human hand can possibly match the perfection of the work done by modern machinery.

The men operating these machines achieve a speed almost unbelievable. One man at a machine in our mill will perhaps equal in production **One Hundred** doing the same work by hand. Consider this saving of time and labor—total it up for every piece of lumber that goes into a home.

The finished pieces are delivered to the stock room, each size marked and checked, completely manufactured for your home. And before your home is shipped, all materials are checked not less than three times to protect you against a single off-grade, weather-beaten or warped piece. Compare this thoroughness with such building jobs as you may have seen. The results of specialized men and machines are quality that withstands time and enormous savings which are passed on directly to you.

The Saving of Time is Duplicated in the Saving of Materials

It's easy to understand why Sterling Homes cost you much less. Time and materials determine the cost of your home. Sterling methods save you on both. Material waste is reduced to a minimum. The finest lumber is selected first for fitness and then for size. Lengths are chosen that cut without waste. Working on this large scale, experienced mill men can be employed to watch every operation and plan every step. Comparisons prove that the savings thus obtained are often large enough to furnish your home complete, from rugs to chinaware. You can prove this for yourself, in your own Sterling Home. Hundreds of letters from Sterling Home

Owners, whose comparison of competitive bids amply prove this statement, are available for your inspection.

An Evolution in Style and Beauty

How often have you heard it said, "If I had to do it over again, I would change this or that." The beauty you find in all Sterling Homes is the result of constant improvement discovered and adopted from building homes for thousands of families. Designs are modern and up-to-the-minute. Architecturally they carry out the best traditions. They are not experiments. In line and proportion they give you the results of long years of building experience. Interior arrangements are the composite of practical knowledge, gained from building thousands of homes unhampered by skimping. Your savings of a lifetime cannot be better invested. Sterling homes are never freakish or short lived. Their beauty is an evolution of the best utilitarian principles combined with unsurpassed architectural beauty. Sterling Homes are ever a source of pride to their owners.

A Business Built On Customer Friendship

Here is a business without a single salesman. Its wonderful growth is the result of Customers becoming Friends—and Boosters. How could it be what it is unless real service was rendered; unless time had proved all our claims of quality, superiority and savings?

No Compromise with Quality

Every item which enters into Sterling Homes is of the highest quality, the best for the purpose intended, prime, bright and carefully seasoned. Every casement is scientifically made and braced—with real engineering skill—and without stinting of lumber. Sills, joists, studding and rafters are all exceptionally heavy and safe under all loads and strains.

For the roof, extra clear Red Cedar shingles are used—100% clear—100% vertical grained. Siding is clear Red Cedar or Cypress—none better for the purpose. Interior trim is beautifully sanded to take a mirror-like finish. Doors are artistically grained. Flooring is of the highest grade, carefully machined, end matched and kiln dried. Beautifully designed and guaranteed hardware attractively sets off the woodwork. Absolutely pure pigment paints are included for the three outside coats. Throughout the entire house, we supply the best of everything and in sufficient quantities. The result of this quality standard, which is never varied, enables us to boast of a host of well satisfied customers.

Most Permanent Construction

Sterling Homes when completed are first class structures throughout. Because of Sterling efficiency methods you get better and more materials. Ask any Sterling owner and he will tell you how proud he is of his home; he will tell you that it has greater market value and that the per cent of depreciation is much lower and above all he will not fail to mention how he saved from \$300 to \$1,000 on his superior Sterling Home.

For Men Who Wish to Build Their Own Home

Our simple directions make it possible for almost any man to erect his own home without employing

a carpenter. By following our simple and clean-cut directions, many have done this very thing, throughout the Nation, specially in the smaller sizes of Homes. All material is clearly marked and numbered, so that by following the illustrations you know just where every piece goes. Directions and Blue Prints are purposely made so simple that anyone can follow them.

Stucco or Brick Veneer.

Stucco or Brick Veneer can be used on the outside walls of any Sterling Home. In that case, we supply you with window and door frames to suit and would give you credit for materials not required. If you desire minor changes in the home you choose, we will be glad to carry these out for you, and there will be no charge unless additional materials are called for in making the change or changes. In fact, our architectural staff is always at your command.

Planned for a Queen

A woman's eye often sees more keenly than a man's the artistic beauty of Sterling Homes. Certainly she understands more thoroughly the convenience of Sterling Interiors. Each plan has been tested by many owners. New floor layouts are submitted to a group of women consultants before they are adopted. The placing of windows and doors, wall space and room arrangements are all carefully considered to allow furniture and furnishings. Stair treads are heavy and wide, the risers are just the right height. Every room is located to save steps, make housework easier and prevent hazards. Light, ventilation and air are scientifically planned. Hundreds of letters in our files pay Sterling Homes the greatest of tributes a Home can be given, that the Queen of the Home is delighted with it. Only actual ownership and occupancy can complete the picture for you.

Now Get Your Pencil!

We have told you how superior a Sterling Home is—how we save you money. There is no middleman, no salesman—immense quantities of lumber direct from the forests at rock bottom prices, no waste! Your home is priced on the number of feet of lumber going into it. Scientific planning, designing and cutting, reduce the number of feet to a minimum and save your money. Add to that the saving in labor; machines that do the work of many men, that do in a second what skilled labor could not do in an hour—so accurately that no skilled hand can match it, so rapidly that the cost is practically nothing. Figure it all up—and you can readily see why you can actually save up to forty per cent of building costs.

Here is a Home, which not only has been planned by experts, but has actually been improved by many years experience to give you the utmost in comfort and convenience. All uncertainty removed since you choose from many pictures of actual homes the one best suited to your needs. And then consider the satisfaction of dealing with a dependable firm with a long record of fair play; the assurance of a sound investment and the maximum in home values. Add up these many advantages plus the fact that you can actually save as high as 1,000 dollars. Consider the satisfaction of knowing that you and your loved ones will have a home that will last for many, many years to come and one that has saved you a lot of money too. Get your pencil right now—choose the home you have wanted, make sure you enjoy the kind of place you have dreamed about—use the order blank in the back of this book.

SPECIFICATIONS

Center Sills — Built up of 3 — 2 x 8 Pine, Fir or Hemlock. High quality, good, sound, seasoned stock.

Wall Plates — 2 x 6 furnished for top of foundation wall, same high quality stock.

Headers — Furnished according to size of floor joist, for across end of joist.

Floor Joists — 2 x 10 or 2 x 8 according to span. Spaced on 16-inch centers. Bridging on each span. Two rows of bridging on 14-foot span or over.

Double Joists under all bearing partitions.

Porch Joists — 2 x 6. Outside joists are doubled. Double headers furnished through center as required.

Ceiling Joists and Collar Beams — Joists 2 x 6 or 2 x 4 according to span spaced 16 inch centers. Collar Beams spaced 24 inch centers.

Rafters — Hip and Valley 2 x 6. Common rafters 2 x 6 or 2 x 4 according to span, 24" o.c.

Studding — 2 x 4 spaced 16-inch centers. Single plate on bottom with double plate on top of all walls and partitions.

Wall Sheathing and Sub Flooring — 8-inch or 6-inch good grade, sound Fir, Spruce, Hemlock or Yellow Pine. Gable Sheathing is mitred and cut to proper pitch.

Door and Window Headers — Double 2 x 4, 2 x 6 or 2 x 8 inches on edge. Size according to width of opening.

Building Paper — A good heavy grade of Building Paper is furnished for lining all floors and sidewalls.

Roof Boards — Cut to fit good grade 6-inch, spaced 2 inches apart for wood shingles or 8-inch laid tight for Asphalt Shingles.

Roof Shingles — Extra clear 16-inch heavy 5-2 Vertical Grain Red Cedar Shingles laid 5 inches to the weather. Stain for roof shingles furnished at slight additional cost.

Side Wall Shingles — Extra clear 18-inch Red Cedar Shingles to lay 8 inches to weather when shown for sidewalls in picture. At a small additional cost 6-inch or 8-inch siding may be had.

Finish Flooring — Clear Yellow Pine or Fir Tongued and Grooved Flooring $\frac{1}{2}$ x $3\frac{1}{4}$ or $\frac{1}{2}$ x $2\frac{3}{8}$ -inch face end matched.

Cornice Ceiling — Clear Fir ceiling is furnished for all open cornices.

Outside Finish — High grade Cypress, White Pine or Spruce is furnished for corner boards, frieze, water table, fascia, bed moulding, crown moulding, porch finish, etc., as shown.

Doors and Door Frames — The very finest. Frames cut to fit. Carefully bundled — easily assembled. Outside frames have $1\frac{1}{2}$ -inch jambs with $1\frac{1}{8}$ -inch casings and oak sills. Inside door frames have $\frac{7}{8}$ -inch jambs with stops and casings. Front door as per picture.

Window Frames — The very finest. Cut to fit, carefully bundled and easily assembled. Each bundle contains jambs, sills, casing, etc. and ready for nailing together.

Windows — Sterling Homes have **check rail** sliding sash windows divided as shown in each illustration of home. Where sash are shown divided, single panes may be had if preferred. All glazed with clear "A" quality glass.

Inside Woodwork — Beautiful kiln-dried short leaf Yellow Pine or Fir, well sanded and ready for varnish. Style of trim is two-member back band, or narrow modernistic streamlined pattern. Two member 4-inch baseboard is furnished and 3-inch Hook strips for closets.

Siding — Clear 6-inch Red Cedar, Red Wood, White Pine or Cypress siding is furnished to lay $4\frac{1}{2}$ inches to weather. Where picture shows wider siding, we send you 8-inch laid $6\frac{1}{2}$ -inch to weather and metal mitres for corners.

Grounds and Nailing Strips — $\frac{5}{8}$ x $\frac{3}{4}$ -inch grounds and 1 x 6-inch nailing strips are furnished.

Hardware — We furnish high grade lock sets and window hardware. Door lock sets include glass knobs. Complete hardware also includes window locks, lifts, modern window balances, coat hooks for all closets, base knobs, etc. Push plates and double acting floor hinge furnished for door between dining room and kitchen. Plenty of nails for everything, with galvanized nails for the roof shingles.

Flower boxes, shutters, trellis furnished where shown on illustration.

Porch — Porches shown in the picture are always included at the price quoted.

Tin Work — Flashing for chimneys. Heavy galvanized ridge roll, valley tin and hip shingles are furnished.

Paint — Only absolutely Pure Pigment Paint is furnished. Three coats for outside body and outside trim. Where sidewall shingles are shown we furnish two heavy brush coats. Two coats clear varnish for inside trim and floors. Also pure linseed oil and turpentine. Special long-wearing paint is included for the porch floors and outside steps. Color card sent on request.

Main Stairs — Made from carefully selected Yellow Pine. Heavy treads of comfortable width with proper size risers. Stringers already housed out for the risers and treads. Our stairs are easily assembled.

Cellar Stairs — Cellar stairs always furnished when shown on plans, also attic stairs when shown.

Blue Prints — Complete Detailed Blue Prints furnished with each order. You will find these plans very easy to understand. No really skilled labor is required to build a Sterling Home. We also furnish the necessary instructions for erecting the house. Providing you have the time, you can do a large part of the work yourself. Foundation plans are included.

Reversing Plans — Providing you want rooms on opposite side to where now shown, we will reverse the plan giving you the desired arrangement. **No charge** for the Reverse Plan.

Ceiling Height — All Sterling Homes have 8'3" ceilings for lower floor., Second floor ceilings are 7'9" or 7'3".

Bill of Material — A complete bill of material is furnished you for checking the material out of the car and to help you with the construction work.

Materials We Do Not Furnish

Specifications do not include plaster or other masonry supplies. These together with the lighting, plumbing, heating fixtures and eave troughing we believe you can purchase to better advantage locally.

Iron entrance porch railings and combination storm and screen doors or awnings, although sometimes shown in picture, are not furnished.

Iron porch columns where shown as with the Lorain, Palms and Edgewood are furnished by us.

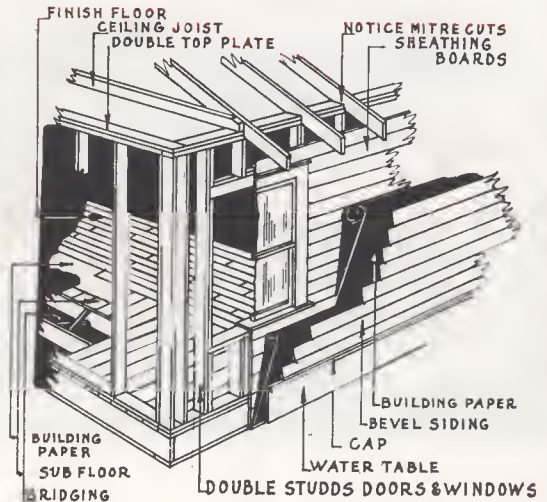
Sterling Summer Cottages — Catalog on Request

Do you know of a shady place at a lake or river or in the mountains where you would like to take the family in the summer? This can be made possible for less money than you think, with a Sterling Summer Cottage. It is often difficult to get

a carpenter in summering places, which emphasizes the real convenience of ordering a Sterling Cottage shipped, with so much of the carpenter work done in the factory, at practically no cost to you. You will find these Sterling Summer Cottages models in all that summer-homes should be — architectural beauties — despite their much lower cost.

Please send 15 cents to cover mailing charges.

Note Below the Sturdy Construction of Sterling Homes



"STERLING"

Offers You These

"6"

New Modern Features

1. 2-inch thickness of Mineral Wool Insulation between Ceiling Joist. Saving 20 to 50 per cent fuel bill and providing cooler room temperature in summer.
2. Lifetime White Metal Weather Strips for all Outside Doors and Windows. Increases your fuel saving to 60 per cent.
3. Beautiful DeLuxe style Fir Flush Doors.
4. New, Modern Glass-Knob Door Hardware.
5. Handy adjustable chrome leg ironing board.
6. Large Built-in Venetian type Medicine Cabinet.

See Inside Front Cover for Illustrations.

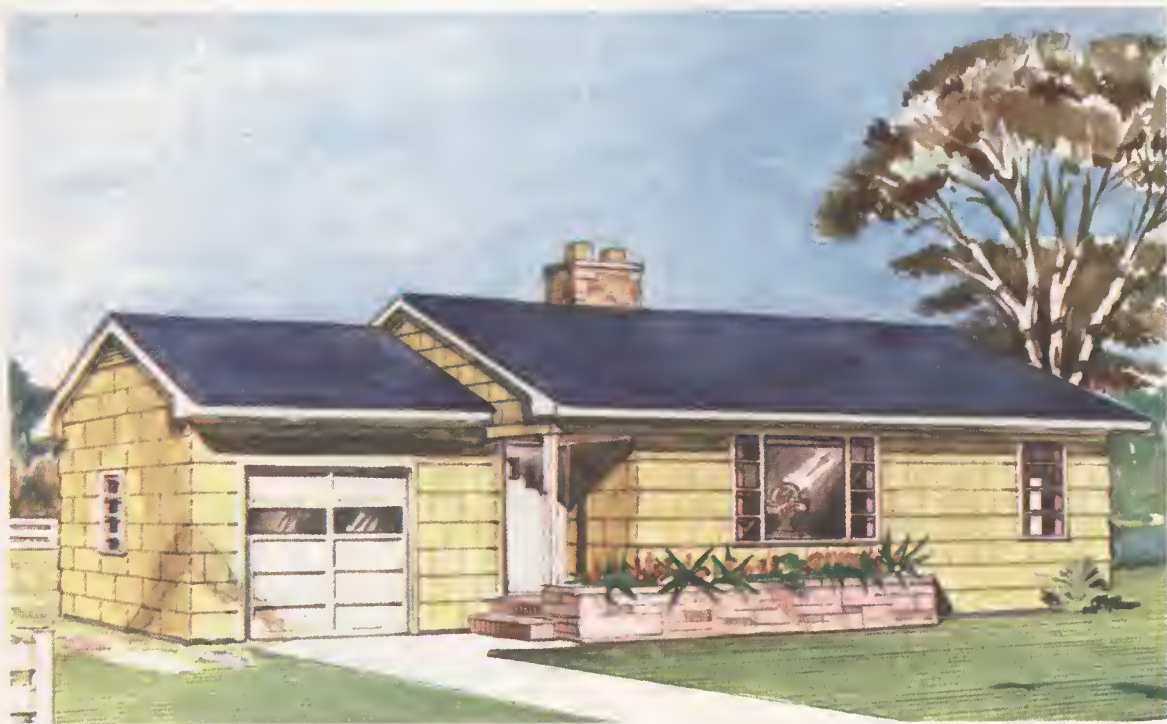


The above style front door frame is furnished with the following homes; Creston, Cape Cod, Paramount, Carole, Glencoe and Carmen.

INTERNATIONAL MILL & TIMBER COMPANY

1905 S. WENONA AVE., BAY CITY, MICH.

L. J. KANTZLER, President

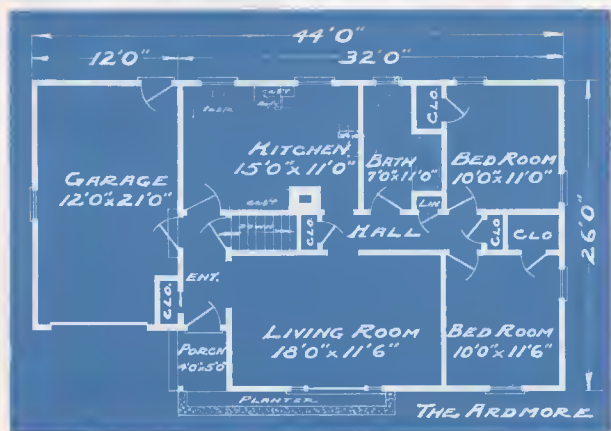


The ARDMORE

WE present herewith a minimum-cost home which adequately meets the needs of the average small family. It may be purchased either with or without the garage. The discriminating home buyer will wish to give the Ardmore very careful consideration. Its homey appearance and the comfortable size rooms so attractively and conveniently arranged, distinguish it from the ordinary run of lower priced homes.

Note the generous size living room; the two bedrooms, bath, six closets and the popular kitchen-dinette combination. Moreover sound construction and durable materials are furnished for this and for every Sterling Home illustrated in our booklet. You are also assured of accurate plans which give you correct and approved details.

The conveniently attached garage includes a sectional type overhead door.



Should you wish to omit the attached garage, a price reduction would be made accordingly.

The quality of the materials and the precision with which your home is built determine the rate at which it depreciates. Sterling represents the MAXIMUM in Quality and precision.



You will note that an utilityroom arrangement is also shown herewith for those who do not want a basement.



The BLOOMFIELD

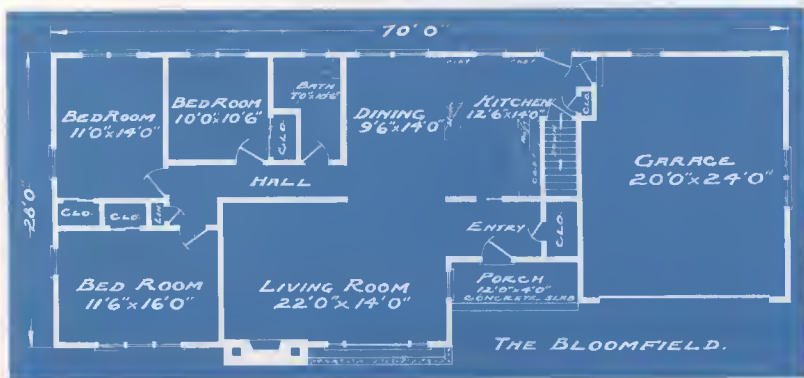
HERE is a ranch type house with an excellent floor plan of three bedrooms, with an attached double garage included in the price and with a full basement. However, a utility room arrangement is also possible as well as a single car garage if preferred.

The exterior is a combination of 18-inch pre-stained neutral shingle shakes laid 14-in. to the weather, vertical redwood panels, low roof lines and wide eave overhang.

As you will note the Bloomfield is planned for plenty of sunshine in every room. As you enter the front door into the convenient vestibule with handy coat closet you are instantly attracted by the spacious living room with large picture window and with a suggested fireplace location beyond.

Storage space consists of nine closets by way of coat closets, linen cabinet, wardrobes and built-in trays.

This design has been carefully worked out by our staff and they have been closely studied to provide commodious access between rooms, together with an efficient kitchen and all without waste or undue extravagance. Here indeed is a home that merits today's requirements for charm and comfortable living.

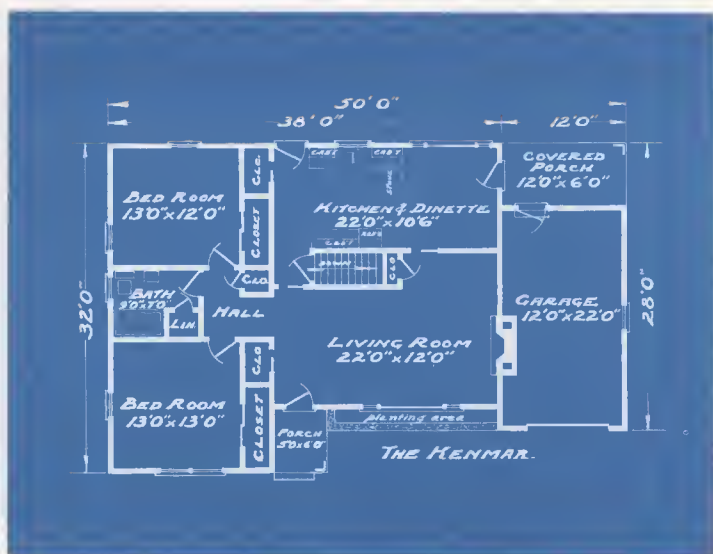


Mr. Harold Hartsel, RD No. 2, Ashland, Ohio writes us as follows: "We certainly enjoy our Graystone Sterling Home. If you ever need any references concerning your homes do not hesitate to send them to me as I am 100% sold on your homes and your manner of doing business—particularly your time payment plan."



The KENMAR

IN offering the Kenmar we were determined not to overlook economy in a moderate sized home and yet embody every convenience together with that immediate expression of warmth and charm. The floor plan provides for a living room well lighted by an attractive picture window. The nicely arranged kitchen and dinette space is also well lighted by a picture window together with a window directly over the kitchen sink and a glazed rear door. The two bedrooms are well within good living standards and arranged about a full size bathroom. You will note also the exceptional number of closets and including sliding type doors where possible.



The convenient attached garage is accessible from a side exit off the dining area and which leads to the covered pleasant back porch. A suggested fireplace is shown. However, you can change the location or omit it entirely as we do not cut the openings for chimneys in our homes. When basement is not wanted send for utility room alternate plan.

Praises Materials

Mr. Eugene Reyes of Lake Hughes, California writes: "I wish to thank you for the very nice materials that were shipped to me for my Graystone Home. The construction of our home is progressing nicely."



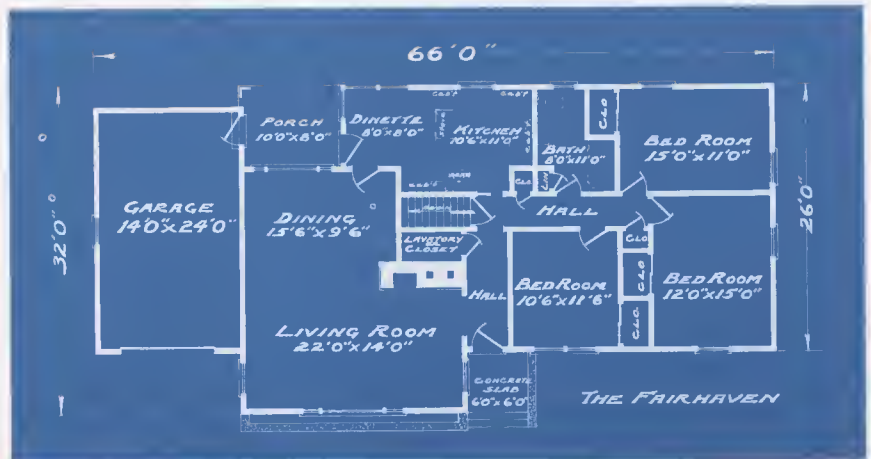
The FAIRHAVEN

THE Fairhaven is a home of exceptional interior planning together with an exterior look of stately charm.

Note, the low lines and wide overhang which make it a very attractive present day ranch type home. And the pleasing exterior lines are a result of the harmonious blending of the horizontal wide exposure prestained shingle shakes and the vertical boards painted in contrasting colors. Also the suggested planters box across the front in stone makes for additional charm. This house will most certainly make a really attractive addition to any neighborhood.

Its floor plan is designed for truly gracious living and yet without pretense. Starting at the entrance hall, you find a generous closet for family and guests. Through an arch on the left is the large combination living and dining room and providing an exceptional location for a corner fireplace, if desired. Beyond it you enter the dining room highlighted by a picture window overlooking a covered terrace.

The kitchen is roomy and includes a handy dining or breakfast nook and with access to the terrace and on over into a liberal size garage including a sectional type overhead door. There are three good sized bedrooms together with bath and all well arranged with plenty of generous size closets including sliding type doors and all making for that spacious comfort that pervades this splendid home throughout.



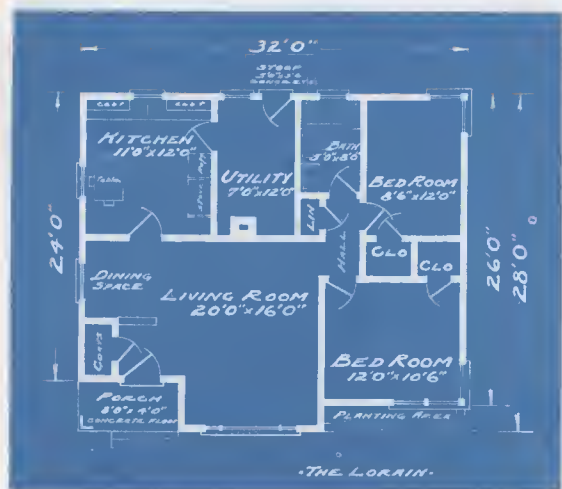


The LORAIN

IN this compact and cozy home we offer you a moderately priced home with a lot of living space. The splendid living room arrangement you will note, includes also convenient dining room space which is so greatly appreciated for special occasions.

Although the Lorain is shown with a utility room, the plans may be had for a basement arrangement by including a cellar stairway at a very little additional cost. In addition, to providing the necessary quarters for heating equipment, the utility room offers convenient laundry and storage space.

The bedrooms are each of good fair size and the corner windows offer the necessary ventilation and also readily suggest the proper placing of bedroom furniture.



The exterior walls are furnished with 16" machine grooved shingles laid 12" to weather in any desired color and over an under course of shingles. A handsome effect is always assured with this wide spacing. And note the attractive ornamental steel column placed at the corner of the porch, thereby adding charm to this home.

You will do well in building the Lorain.

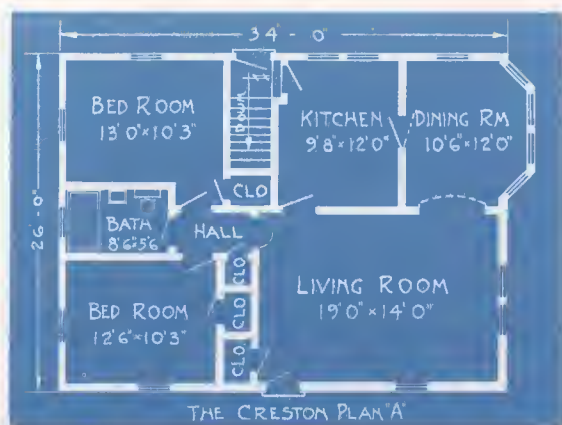
There is no miracle in the exceptional money savings in Sterling Homes. They result from large material purchases, large volume and straight line production in a large factory.



The CRESTON

HERE is one of the choicest of our new designs. Here you have a design whose proportions are perfect in every detail. The projecting bay together with the circle top gable louvres, lend enchantment to this home. The Colonial entrance in connection with the wide siding furnished and with the shutters and flower boxes, add so much to its exterior appearance, so very much admired.

We present it in two attractive designs. A study of each floor plan will show that quite



a variation is offered. In Plan "A" the conventional Dining Room is included while in Plan "B" the Dining Room is replaced by the Dinette, thereby giving the Kitchen additional spaciousness. Notice the splendid large Living Rooms, the roomy and airy bedrooms, each with its own closet. In Plan "A" you also have the convenient clothes-closet located near the entrance. The attic space is available by the use of our disappearing stairway shown on page 39. The Creston surely will delight you in every way.

Well Pleased with Creston Home

"Everyone who has seen my Creston home is very much in love with the arrangement and the fine materials in it. You have surely treated me royally and I am certainly a booster for you."

O. F. Peneton, R. D. No. 3, Springfield, Ohio.





The LOMBARD

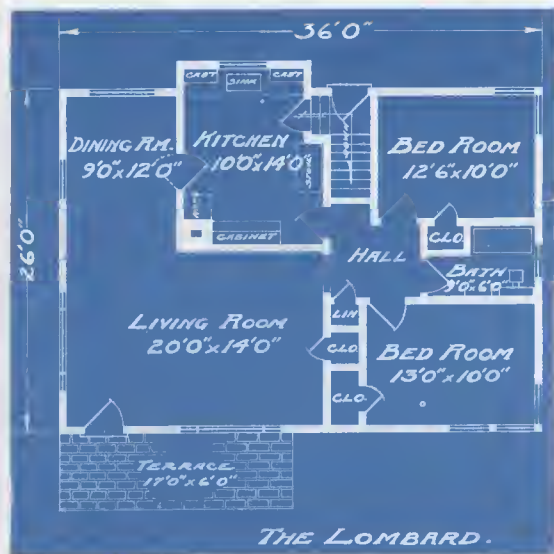
IN the Lombard we offer you a really perfect one story modernistic design — yes, the home you will be pleased to own.

The spacious combined living room and dining room include three large picture windows supplying that maximum of light which adds so much to the cheery atmosphere of these rooms.

Observe the exterior walls with the wide exposure and deep shadow lines which produce that desirable streamlined effect. This charming appearance is the result of the use

of 16" machine grooved selected Red Cedar Duo-lap Shingles laid 12" to the weather and over an undercourse of shingles. These shingles may be had in either gray, red, green, brown or primed white.

A study of the floor plan quickly reveals its convenience throughout and that it offers a world of comfortable living. All rooms are of exceptionally good size and the kitchen is made particularly roomy by the extension which provides the necessary space for a kitchen cupboard. You will make no mistake in choosing this home as it is moderately priced.



Please note we are still including the six new modern features with all Sterling Homes as listed on page 7.



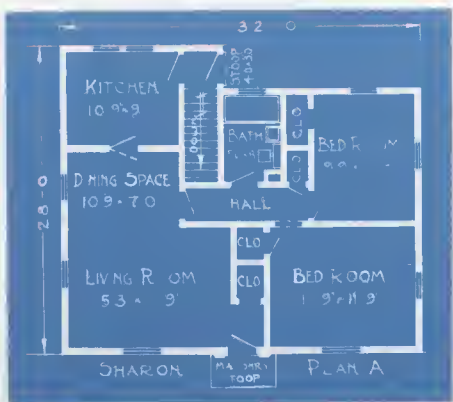
The SHARON

EXCEPTIONAL beauty in architectural design is obtained by the simple lines of this "Cape Cod" type of modern home. The dignified and stately design of the entry adds a touch of the Colonial atmosphere, without altering the general impression of compactness and symmetry.

Without materially altering the outside dimensions, three plans are offered, Plan "A", "B", and "C", any of which provide large and spacious living rooms, with comfortably spaced bedrooms. Notice particularly the accessibility of all rooms from the central hallway. Any woman will appreciate greatly the

ease with which this lovely house can be kept clean and spotless, while any man will immediately grasp how easily this home can be kept snug and warm in the Winter.

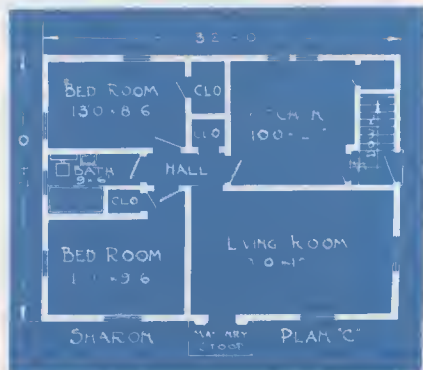
To make use of the attic space in any of these plans our disappearing stairway, shown on page 39, may be used.



WELL PLEASED WITH OUR MATERIALS

I am pleased to advise that our materials arrived in nice shape and the crew who handled it said it was the best they had seen in quite some time. I also like the finish materials particularly well.

*Anton N. Magyar
Beaver Dam, Wis.*

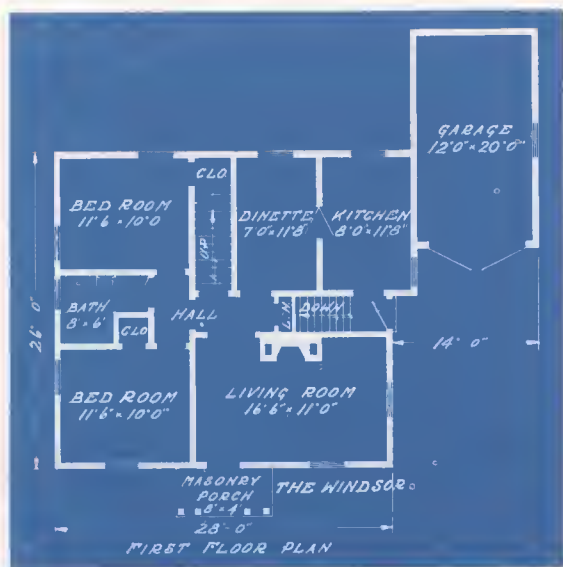




The WINDSOR

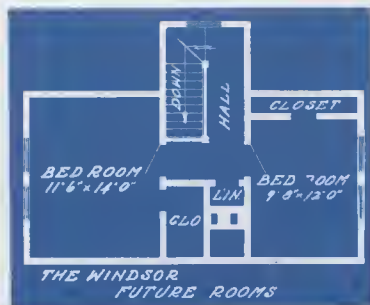
A TYPE of home that is distinctly Colonial that has proven its merit and economy over a period of years. This design offers the maximum of room area for the minimum cost. Without qualification this type, simple, yet well within the sphere of pleasing treatment, offers the most economic home possible.

You will note that every modern thought is expressed in the arrangement of the interior. It is beautifully proportioned and will match the finest homes in any neighborhood. We will, of course, furnish this design with wide siding instead of shingle for exterior, at a slight additional cost. The ceiling height is 8'3".

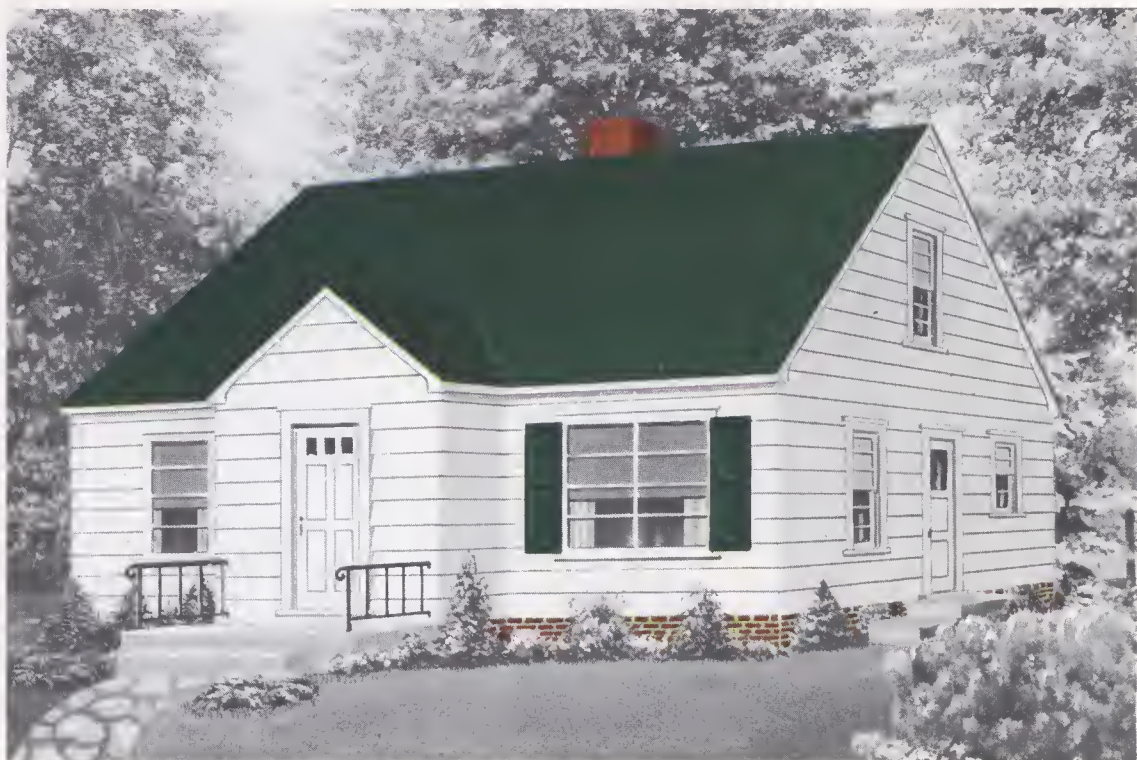


Do not overlook the convenient garage. Should you prefer to omit the garage, you may deduct \$228.00 from the price of this home as quoted.

Should you wish to include materials to finish the second floor in accordance with proposed plan as shown, you would please add \$445.00 to the price of this home. 2 x 8 joists are furnished for both first and second floors, whether second floor is finished now or later.

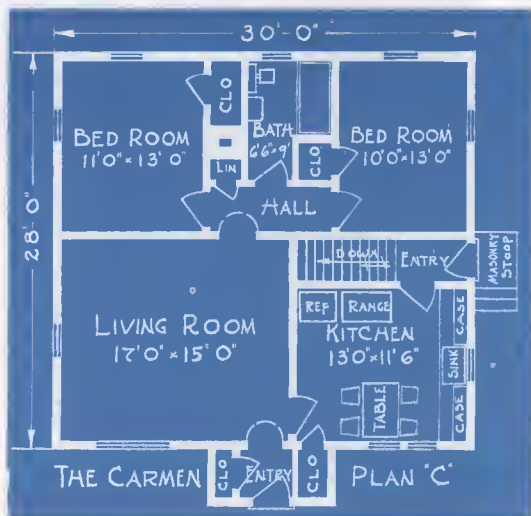


Read carefully the full specifications on pages 6 and 7 and for optional changes desired.



The CARMEN

SIMPLICITY and Economy are the keynotes of this modern style of American Home. Yet the well balanced and exceptionally commodious vestibule entrance and the large stationary living room window, prevent even a suggestion of monotony. As you will note, the Carmen offers five rooms and bath most conveniently arranged. A spacious living room, dinette and two bedrooms with plenty of closet space. The second floor may be made available by placing a stairway just over the cellar stairway and with a door leading to it at a small additional cost. At the price quoted, this home assures you of an exceptional and permanently profitable investment. Not a dollar of your building money is wasted on excessive ornamentation, since we designed this home especially for the purpose in view of giving you more real building value for your money than you could purchase from any other source. Shutters are furnished for both front windows. Plan C offers an entirely different yet very convenient interior arrangement.





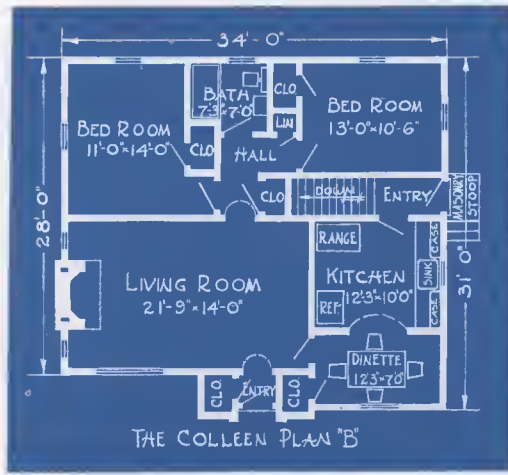
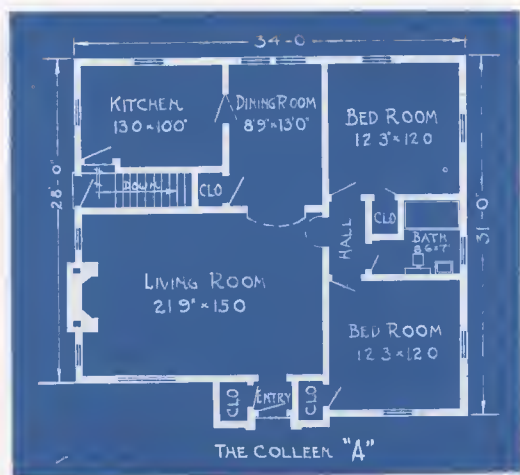
The COLLEEN

HERE is an attractive, cheerfully planned home that will bring lots of happiness and pleasure to the family lucky enough to select it for its home. The roof design — the imposing, lovely portico and entry together with the large French window — all lend distinction to this new and modern design.

Both bedrooms are accessible from the hallway, which in turn can be reached conveniently from the living room, or from any part of the house without any unnecessary steps. Both bedrooms have ample closet space. The bath, being located between the two bedrooms, makes a very convenient arrangement, without sacrificing privacy.

The modern interior arrangements and the beautiful exterior design, make this a gem of a home that offers more value per cubic foot than many a comparable house costing twice as much in either Plan A or Plan B.

The large attic space can easily be made accessible by having an attic stairway leading up over the present cellar stairs. This space may even be utilized for an additional bedroom.



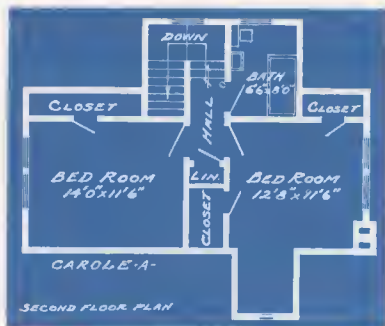
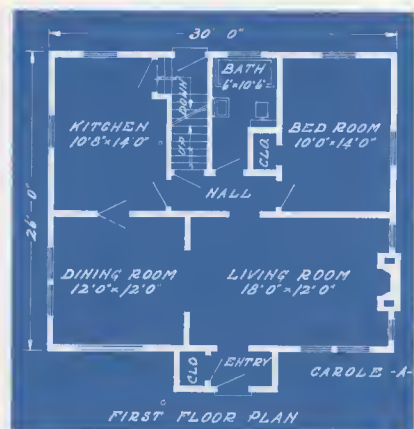


The CAROLE.

WHAT a pleasing impression the Carole gives — the air of refinement — attractive lines, big rooms and every modern convenience is available in both floor plans.

With all Carole plans we have arranged for a vestibule and coat closet at the front.

The roof lines are especially well proportioned and the roof dormer in connection with the gabled entrance places this home in the forefront of modern design.



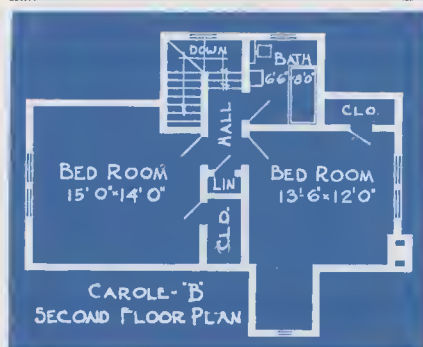
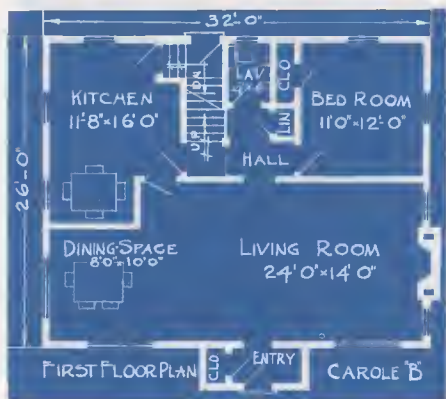
The front entrance door frame furnished is like the fluted type described in our specifications and together with the large picture window in the front wall of the living room does lend distinction to the appearance of this home.

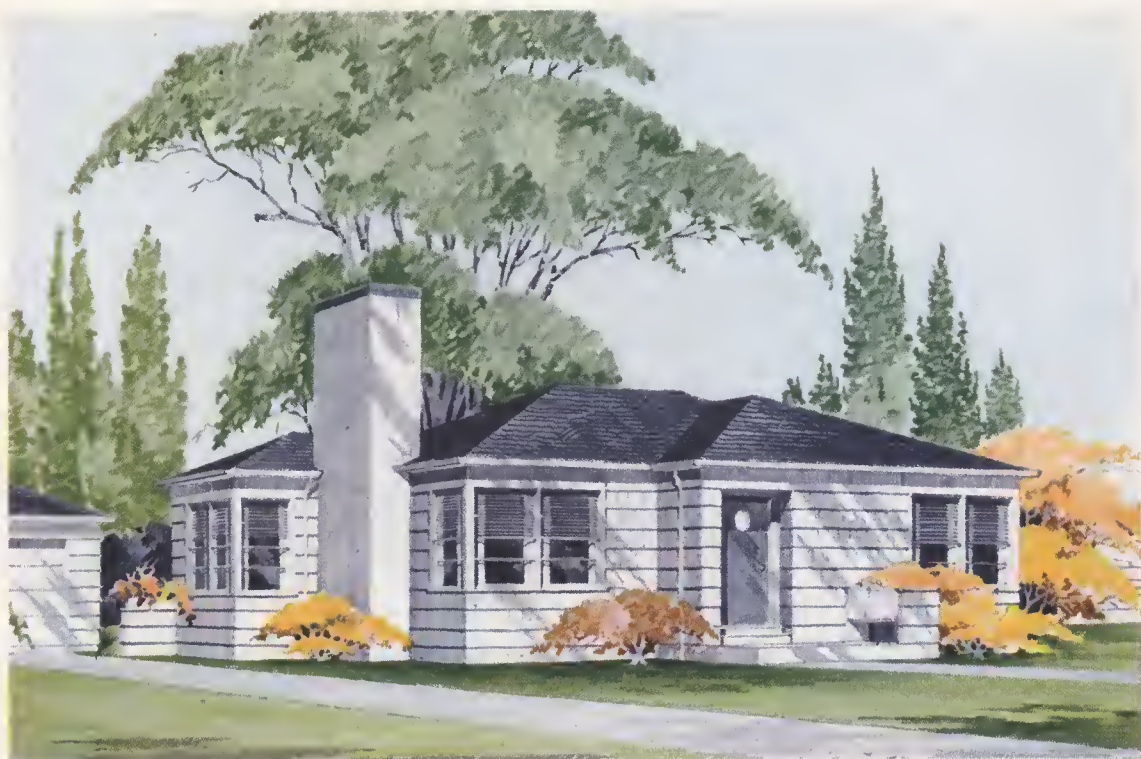
Highly Pleased

Mr. Carl Brinkman of Fort Wayne, Indiana, built the Carole A and writes us as follows. "I fully intended to write you sooner as we did wish to tell you that the materials all arrived in good condition and we are so highly pleased in every way. Thanks for everything."

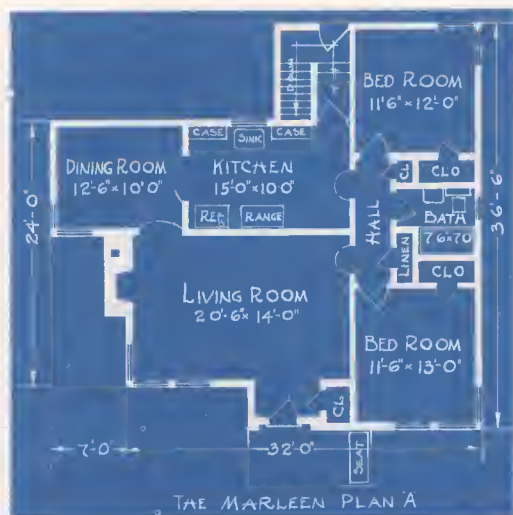
Carl L. Brinkman

Should you wish to leave the second floor of Plan "A" unfinished for the present, you may deduct \$288.00.





The MARLEEN

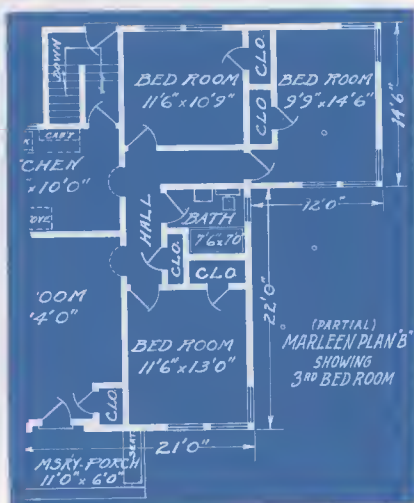


THE Marleen Home is charming and modern — both inside as well as outside. At a first glance, it seems impossible to build so beautiful a home for so little money. But Sterling Engineering skill, plus Sterling efficiency methods have achieved in this modern streamlined house, a distinct triumph of which we are justly proud. Also note the charming front door entrance with the clever seat arrangement. The door is of the flush plank design. For the exterior side walls $\frac{5}{8}$ x 10" wide siding is furnished.

Mr. Ferdinand Bois, of Rockford, Illinois, who purchased the Marleen A writes us: "My home is about completed and I'm very well satisfied, and not a piece was missing. I will be proud to recommend the Sterling Home System to anybody."

The floor plan is everything that could be desired. It provides for a large pleasant living room with the modern treatment of the windows. A nice size dining room is included as well as a kitchen nicely located. Floor Plan "A" provides for two good sized bedrooms with a connecting hall to the bathroom and each with plenty of closet space as well as a linen closet conveniently placed. Floor Plan "B" is identical to that of Plan "A" except that it provides for a well arranged third bedroom. And note the modern treatment of the windows in the bedrooms.

Truly a home you will always be proud of.

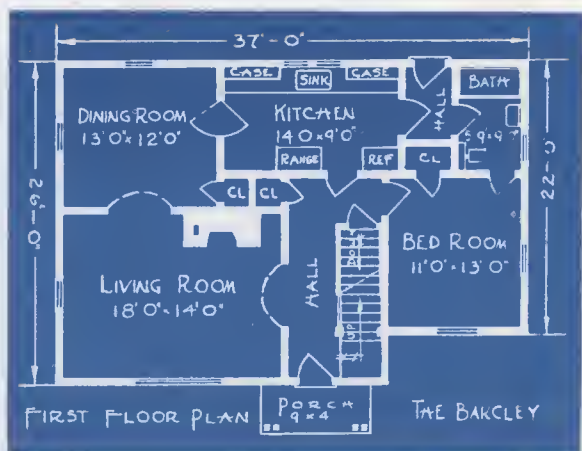




The BARCLEY

THIS home designed according to Cape Cod style will not be a passing fancy. Its effectiveness and yet charming simplicity assures a moderate building cost in the range of the average pocketbook. It achieves distinction with its roof offset, fine entrance, studio window and correct architectural details.

The first floor bathroom opening off the bedroom and also accessible to the kitchen adds greatly to the value of this home. The central hall with semi-open stairs, large living room, dining room and kitchen complete the first floor plan. The second floor includes a bathroom and two good size bedrooms with provision for plenty of closet and linen space.



Should you wish to leave the second floor unfinished for the present you may deduct \$348.00.



The quality of the materials and the precision with which your home is built determine the rate at which it depreciates. Sterling represents the Maximum in quality and precision.

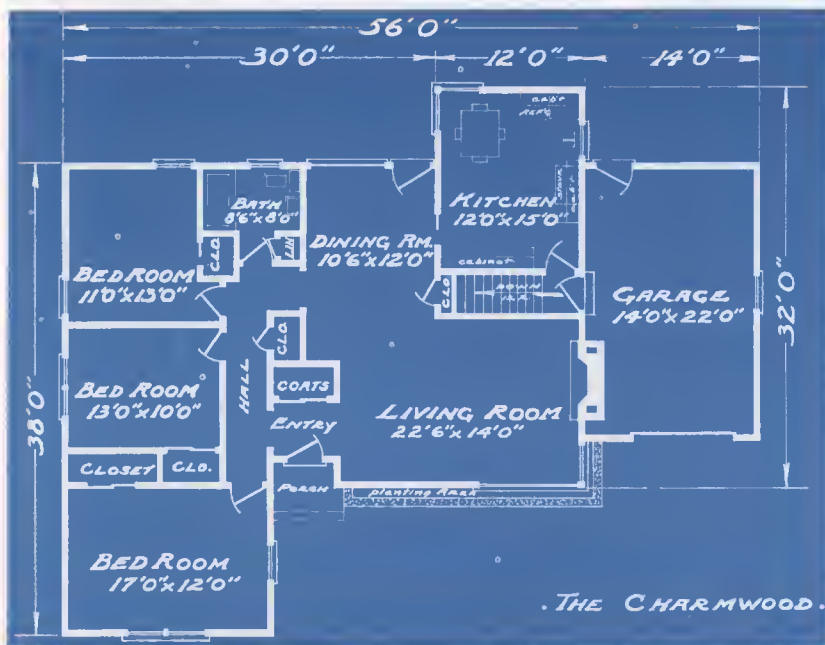


The CHARMWOOD

TRULY outstanding in its feeling of friendly warmth, this attractive ranch style home, with hip roof and liberal overhang, portrays that pleasant, informal atmosphere which has become such an important part in today's family life. Then, too, its forward looking architecture insures that styling which promises many future years of up to the minute comfortable living.

In addition to this pleasing and modern exterior a most efficient room arrangement is offered, together with the convenient attached garage with overhead doors.

The extensive living-dining L area provides a spacious look around the convenient closet island. Yes, it's really designed to give convenient space arrangement, with proper sizing of rooms and proper orientation. And the generous treatment of the glass area induces that cheerful atmosphere so imperative in the living quarters.



Each of the three bedrooms features a large wardrobe closet with sliding type doors as well as a room together with an all purpose linen closet in the island. In addition, the wardrobe closets in the island serve both the entry as well as the nearby bedrooms.

Prestained shingle shakes laid 14" to the weather together with under course shingles are furnished for side walls, again providing that attractive shadow line and streamline effect so desirable with the ranch type home.

You will really remain sold on the Charmwood Home after you have once lived in it. A utility room arrangement is also available if requested.



The WAKEFIELD

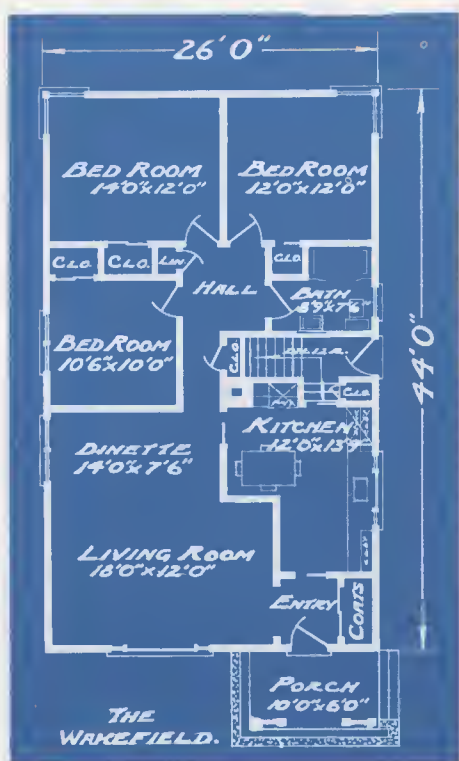
HERE is an attractive three bedroom ranch type home designed to fit on a narrow lot. It is offered with an attractive trellised entrance together with surrounding suggested planting boxes.

A notable feature is that both the front entrance with its clothes closet as well as the side vestibule have access to the kitchen and thereby saving many unnecessary steps.

The large living room features a nice plate glass picture window while a twin window provides generous light for the dining area.

The three nice bedrooms are an integral unit all grouped around the bathroom and all provided with ample closet space with sliding type doors. A handy linen closet is also included off the hall.

A full basement offers space for a recreation room and the stairway is easily reached from the kitchen as well as being convenient to the outside.



"Delighted"

Mr. Walter Linn of 1655 Bradley Rd., Cleveland, Ohio, on 9/7/54 writes: "We are proud owners of your Carole A Home which we recently purchased under your time payment plan.

"Please accept our thanks as your terms really made it possible for us to own our own home."



THE GRAYSTONE

THE Graystone was designed with an eye toward economy and yet embodying that modernistic trend. A home to be really proud of for its charm and convenient floor plan.

The appealing front entrance and side porch providing the long sweeping lines of this home give an overall pleasing effect. The long flower box across the front further enhances the beauty of the large picture window.

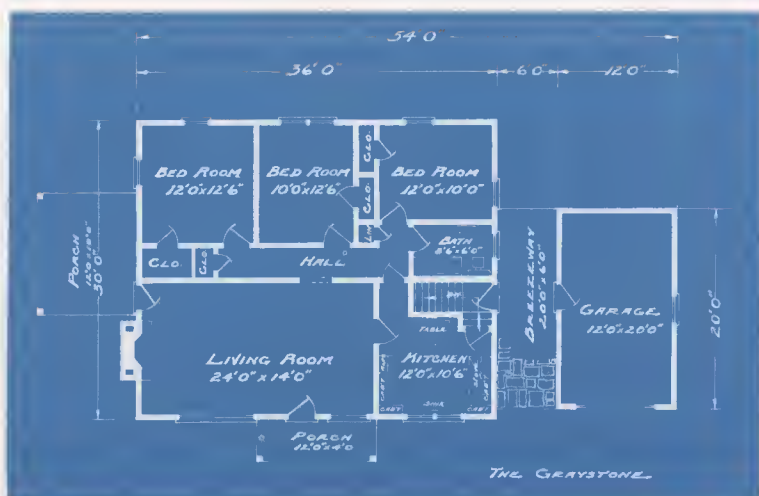
The spacious living room is greatly appreciated in a house of this size. There are three bedrooms and bath, and a central hallway allowing easy access from one room to another. The U-type kitchen allows a maximum of efficiency for the busy house-keeper. You will make no mistake in building this Sterling Home.

The breezeway and garage arrangement add distinction to this home and are priced extra complete with sectional type over head garage door at \$696.00. Should you prefer to omit the side porch you may deduct \$117.00.

Graystone Owner Writes Us

"We are very much pleased with the Graystone home and will be most happy to show it to anyone."

Mr. Claude C. Guilfoyle
Route No. 2
Greenville, Michigan



An Alternate floor plan B is also available for the Graystone which includes a convenient dinette space and which will be forwarded on request.



THE GREENFIELD

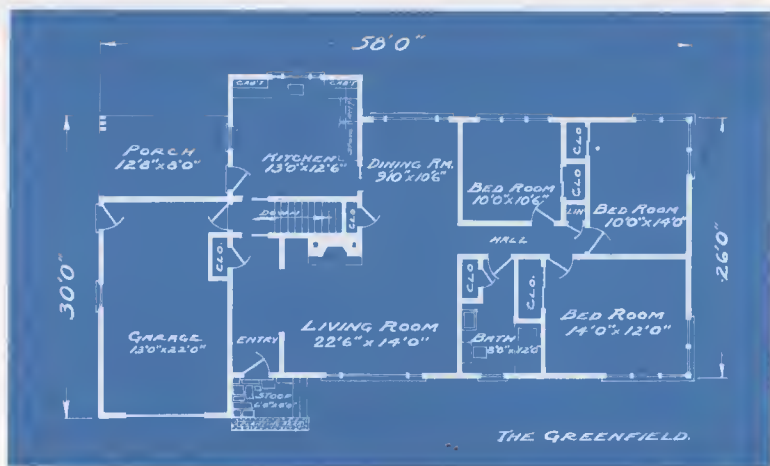
IN presenting the Greenfield, we went all out in offering the discriminating home owner a design which together with its architectural appeal really distinguishes it as a spectacular creation. It will most certainly be a distinct asset to any community.

Being of the ranch type, the inside lay out is a dream by way of livability as well as practicability. The wide entry with recessed closet is handy to the living room as well as to the kitchen approach. The spacious living-dining area is impressive and with plenty of opportunity for varied furniture grouping and permitting excellent two-way views made possible with the two large picture windows in front and rear.

The kitchen is situated to permit most convenient service to the rest of the home. A master and two additional bed rooms all with plenty of wardrobe space and easy access to hall and bath are designed for maximum privacy. Light and ventilation is provided by

the high windows in bed-rooms and thereby leaving unbroken wall space for furniture.

For the exterior side-walls 18" cedar shakes in any color are furnished to be laid 14" to the weather together with undercourse shingle in order to produce again that stream-line effect so desirable with the ranch type home.

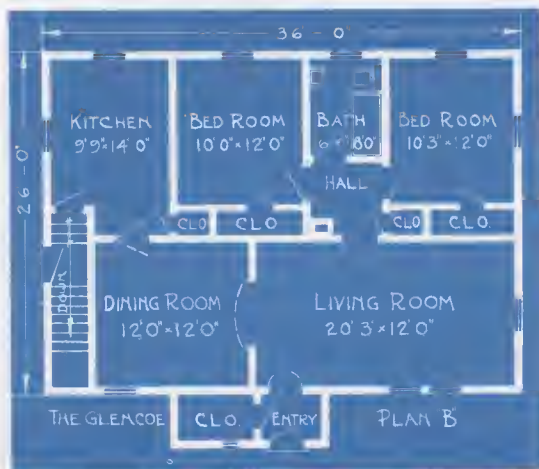
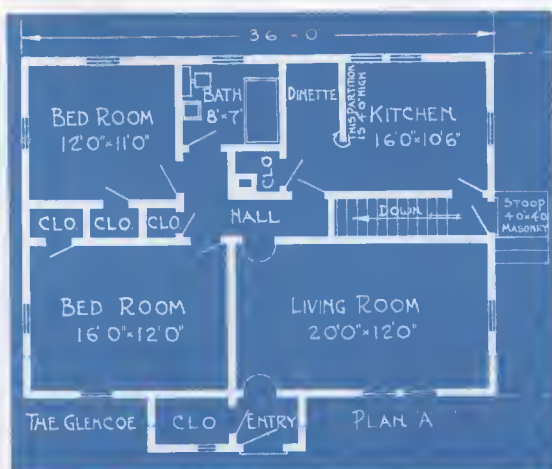




The GLENCOE

IN a more spacious, medium-sized house it would be next to impossible to find greater roominess and comfort, than is offered to you by this exceptionally beautiful and attractive home. The gracefully pointed roof over the entry adds a great deal of character to its architectural design. This is particularly pleasing in combination with the clever window arrangement and accompanying shutters.

Both Plan "A" and "B" provide an exceptionally large amount of closet space, a feature that is very dear to every good housekeeper. Plan "A" also has a very handy side entrance, easily accessible from the kitchen. The graceful portico over this side entrance contributes a charming detail to this view of the home. Years of planning experience have made it possible for Sterling to offer in this home, the design and arrangement that makes it a pleasure to own and live in at a surprisingly low cost. Even second floor space can be used for future bedroom.

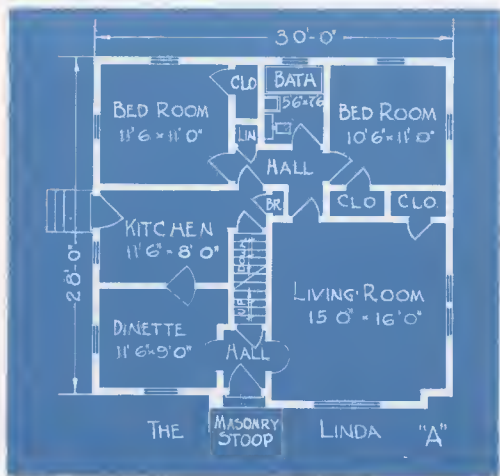




The LINDA

THIS modern attractive English type home provides an unusual amount of living comfort. A compact arrangement of living room, dinette and kitchen with two good sized bedrooms and plenty of closet space together with a bathroom conveniently located. The front windows are large and attractive and all other windows are of sufficient size to provide ample light and ventilation, and at the same time carry out the appearance of a modern and attractive home.

This plan provides for a stairway to the second

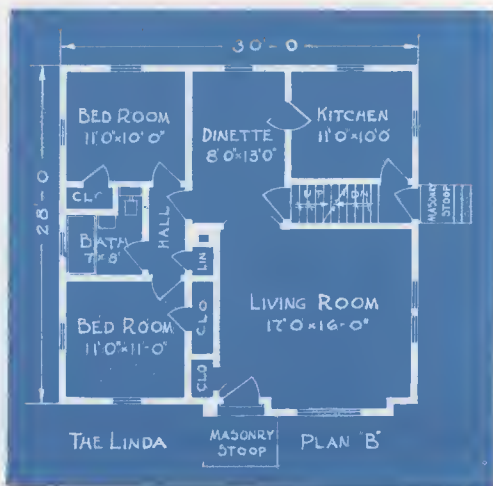


floor which may be utilized for additional rooms if so desired at a very nominal cost. The second floor joists furnished are 2 x 8 so that they are of sufficient strength to provide for the additional rooms in the future

In all, we feel that this design should appeal to anyone wishing a compact, yet comfortable and pleasant home.

Easily Constructed

Mrs. F. W. Anderson of Cedar City, Utah writes as follows: "My husband has completely constructed the Flamingo Home all by himself and with the help of only an inexperienced schoolboy. We are very pleased and look forward to living in it."





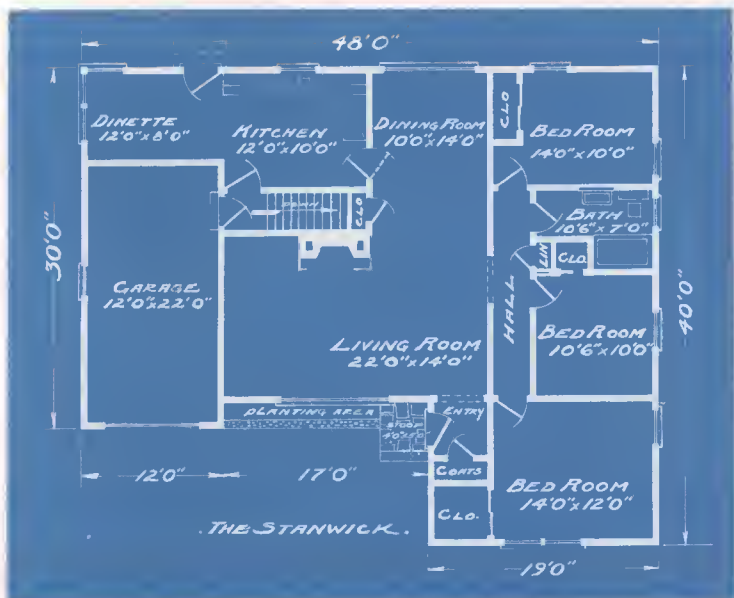
The STANWICK

It will be observed almost immediately that the Stanwick offers a winning combination of architectural appeal and a clever three-bedroom floor plan.

When you plan your own new home do not fail to give the Stanwick every consideration. Yes — you can for a whole lifetime be happy with its convenient floor plan and proud of its distinguished appearance.

Moderate in construction cost, this one-story ranch type home with garage has a particularly well-balanced design and floor plan. If preferred, the garage door may be had with glass.

The especially large living room with fireplace and formal dining L are well-lighted by the especially large 9'6" picture window in the front and a 7'6" picture window in dining room, while the large roof overhang provides a certain amount of light conditioning.



Alternate plan for utility room instead of cellar arrangement is available for this home.

The kitchen is conveniently near the cellar stairway and very accessible to the attached generous-size garage. And note, too, the added dinette space always handy for informal use.

Ample closet space is provided throughout and sliding type doors included for special convenience.

For the outside walls 16" cedar shakes are furnished, spaced 12" to the weather and over an under course of shingles, and available in any color. Rich in appearance, they also provide added insulation as well as the desirable streamline effect so admired in all ranch type homes.

Yes, truly, this is the ranch-type home you have waited for, and, we're ready with the plans and the readi-cut material for quick assembly.

The fireplace chimney may be omitted or placed elsewhere for we do not cut openings for chimneys.

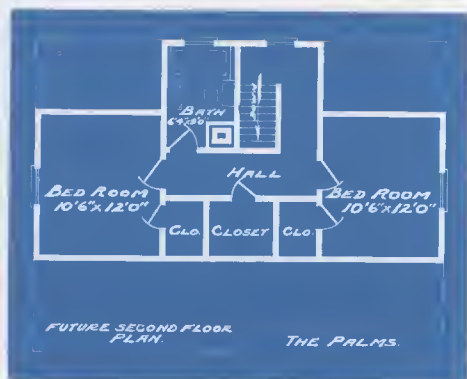
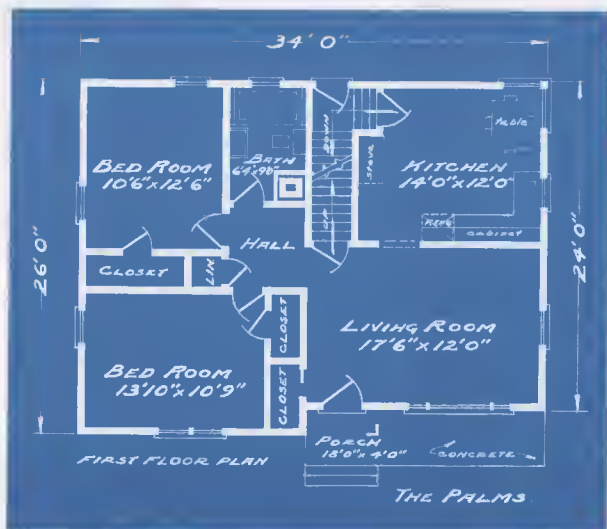


The PALMS

IN the Palms Sterling Home a pleasing exterior has been combined with an excellent floor plan. Yes, this lovely home offers a charming appearance which will appeal to the most cultured taste. Although not elaborate in design, yet the combination of prestained side wall shakes and vertical boards in the front gable together with the ornamental steel column and flower box under the nicely placed picture window immediately lifts this home out of the ordinary class.

The first floor arrangement consists of a living room, kitchen, two bedrooms and bath. The kitchen is quite large making possible the use of a full sized dinette table adjacent to the nice corner window arrangement.

For your immediate or future consideration, we also offer herewith a second floor arrangement and consisting of a complete unit of two good sized bedrooms and a bath.



You will note also that ample good sized closets are provided on both the first and second floor.

The materials to completely finish the second floor are priced at \$464.00 additional.



The SHAMROCK

YES... the Shamrock truly constitutes a Dream House: — and a glance at the floor plan instantly confirms this fact.

An adjoining dining space is combined with the spacious living room of this modern ranch type house, thereby providing that extensive width and breadth that is always so highly desirable in a home of distinction.

A fireplace arrangement is suggested in the living room although this may be placed where desired, according to your individual preference.

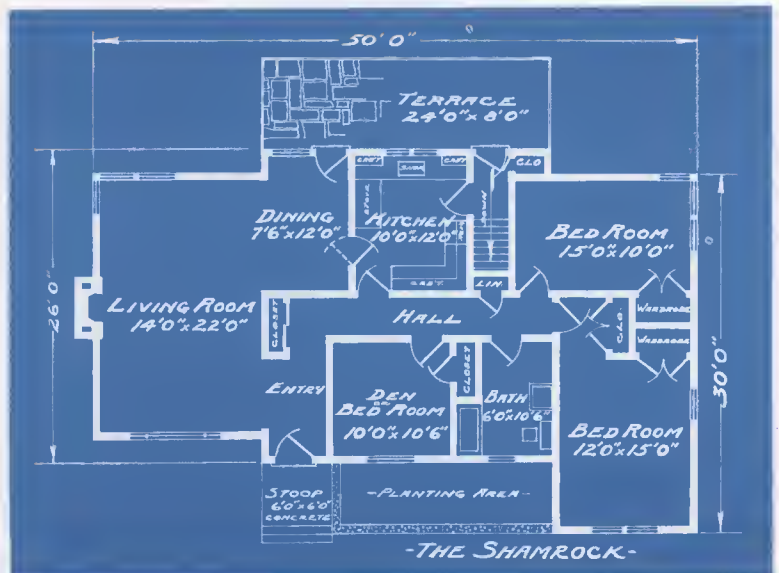
There are two bedrooms; each well ventilated with a convenient adjacent bathroom leading off from the same hallway. And note the nicely situated den and which at your discretion may be used as a convenient third bedroom.

The liberal closet space offered with this home will also be greatly appreciated.

Yes, make your dream come true with a Shamrock.

Another Satisfied Customer

Mr. Harold F. Zogg of Warners, New York, writes us as follows: "We are more than satisfied with the grade of materials you sent us for our Graystone home. As I said before, it is far better than we could have purchased locally."





The EDGEWOOD

HOME builders will find the Edgewood wisely designed while economy too has been considered. This compact two bedroom house, including garage, is shown without basement. However, where a basement is preferred, an alternate plan is available.

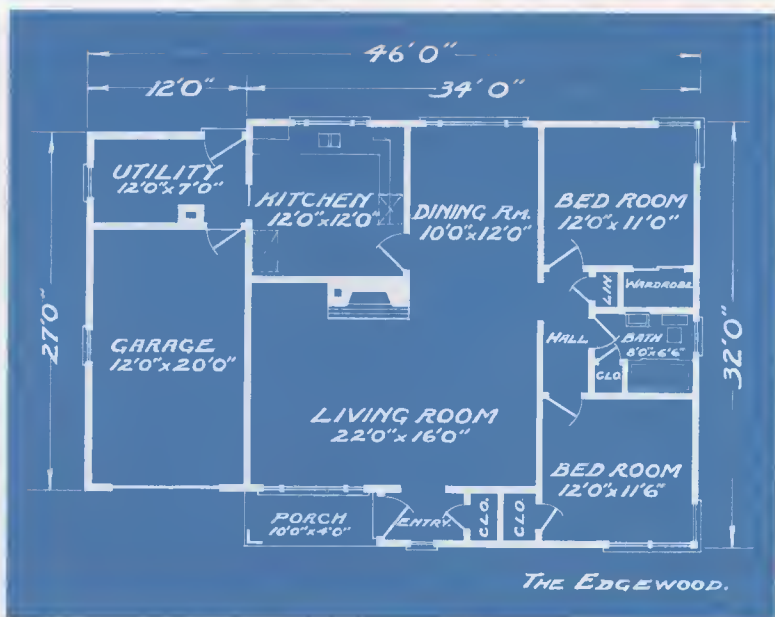
You can make no mistake in building this well proportioned five room home. The rooms are all of good fair size and the design follows the time tested arrangement which has always been considered very dependable.

The entrance with a smart three light flush door, together with ornamental steel column, silhouetted by the picture window gives this house an exceptionally smart effect, indeed.

The exterior of this home is furnished with 18" cedar shingle shakes laid 14" to the weather, and together with the undercourse shingle, thereby giving it that streamline effect so desirable with ranch type homes. You have choice of color scheme preferred by you.

Well Pleased

Our Lorain Reversed Home has arrived safely and we are so pleased with all the materials. We hardly know how to express it in words. Mr. Joseph Tanehill, 102 W. Rock & Robin, No. McAlester, Oklahoma.





The NEWBERRY

YES, the Newberry, like all Sterling Homes, is truly unsurpassed . . . and with good reasons. The style of architecture pursued in this ranch style home, combining skillful proportioning through harmony of lines and simplicity of design makes it truly distinctive.

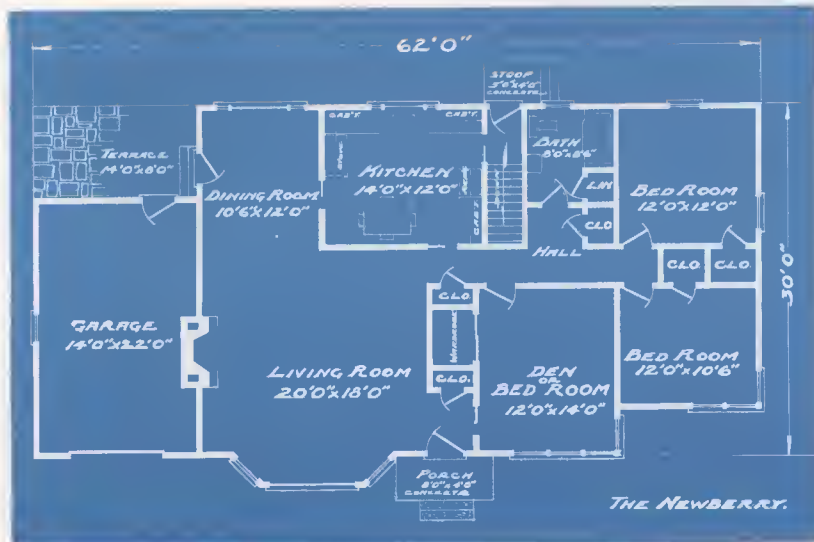
Rare indeed, are designs that combine true beauty of line with functional efficiency that is found in this home. Note the convenience, the day by day comfort offered by the spacious open planning; the three bedrooms; the huge living-dining area, with the beautiful plate glass picture windows, and convenient kitchen, and including also an attached garage, with sectional type over head door. The nicely arranged bathroom and generous number of closets provided for every room are additional features of this plan.

Really it is an excellent example of modern planning which emphasizes natural charm and friendliness.

Thankful

We wish to extend our appreciation and satisfaction in our Newberry Home that we purchased from you.

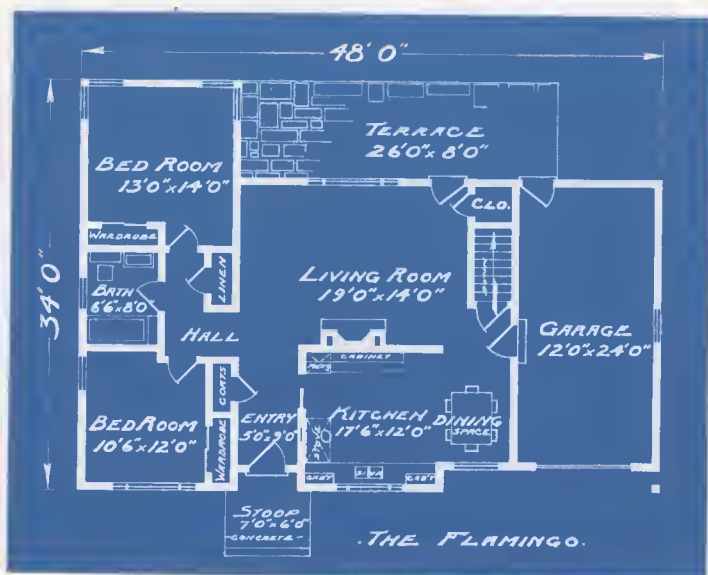
In our estimation the Newberry just about represents "perfection". And our carpenter who assisted us in the initial work, as well as our friends, agree with us that the lumber is of excellent quality. Malcolm Graham, 209 Queen Street, Bristol, Connecticut.





The FLAMINGO

AT a glance the Flamingo radiates beauty because of its expert ranch type design. This conservative two bedroom house impels consideration for the individual with limited funds, and yet offering a ranch type home with a garage included. Yes, truly an artistic looking low cost home with loads of living space — and high lighted with a large picture window and French door for rear wall of living room, as well as, a like picture window for front bedroom and a convenient size picture window also in the kitchen with a flower box to enhance further its picturesque exterior appearance.



Machine grooved red cedar shingle laid 12" to the weather in any color are supplied on side-walls for the Flamingo and our other ranch type homes. These together with the undercourse of shingles included gives these homes that attractive shadow line and streamline effect so pleasing in this style home.

Makes 50% Saving

"Wish to advise that the construction of my Kimbark home is proceeding perfectly — everything is going together fine. Am doing all the carpenter work myself and am very satisfied in every way. People have valued my house pretty near twice what it cost me. Do not hesitate to call upon me to recommend your homes in every way."

Mr. Erie L. Hiltz
Storrs, Conn



Even the casual visitor is strongly impressed with the beauty and comfort of interiors in all Sterling Homes. Above illustration is taken from the "COLLEEN" and shows only one of the many possibilities. Sterling interiors make possible a great variety of lovely decorative arrangements of furniture.



Considering that the average woman spends many hours of her time in the kitchen, these lovely and modern Sterling Kitchen Cupboards were designed to save many steps. They are available at a moderate additional cost, and certainly they are a great help in making any kitchen look orderly and spotlessly clean.



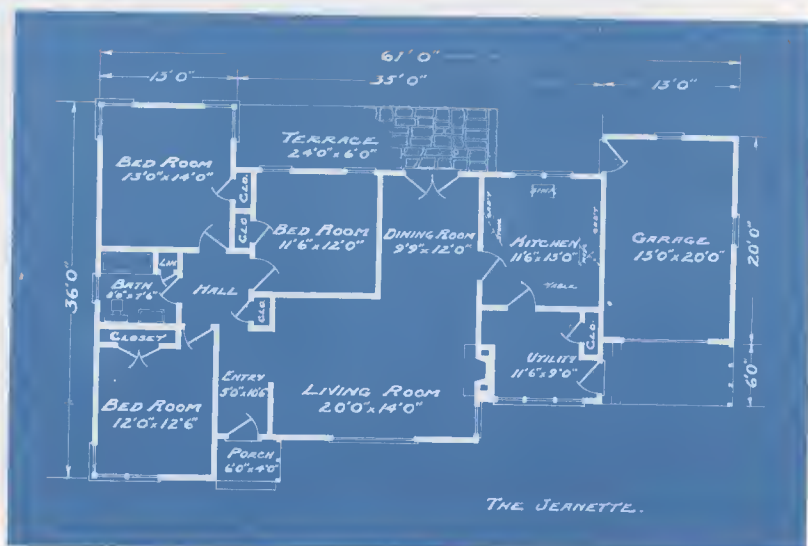
THE JEANETTE

IN THE Jeanette Sterling Home we offer the latest creation in a modified Ranch Type design — The most recent type which has sparked the modern appeal far beyond all expectations.

The living room and dining room combination forms the nucleus of this enchanting home; and which together with doors leading to the terrace from the dining room provides the complete ensemble for both indoor and outdoor living.

Adding to this, three good sized well arranged bedrooms grouped around the compact hall, establishes the Jeanette as a most attractive and desirable Home.

The outside appearance features a contrast of vertical redwood boards and 16"



machine grooved selected Duo-lap shingle laid 12" to the weather and over an undercourse of shingle. A very handsome and smart effect is obtained in finishing the vertical redwood boards in the natural and the balance of the exterior in white and with either blue or green for roof shingles.

Financing Plan Appreciated

"We were glad to take advantage temporarily of your time payment plan when starting to build our Jeanette Home and which we are so proud of."

George Blakeman
East River Road
Perrysburg, Ohio



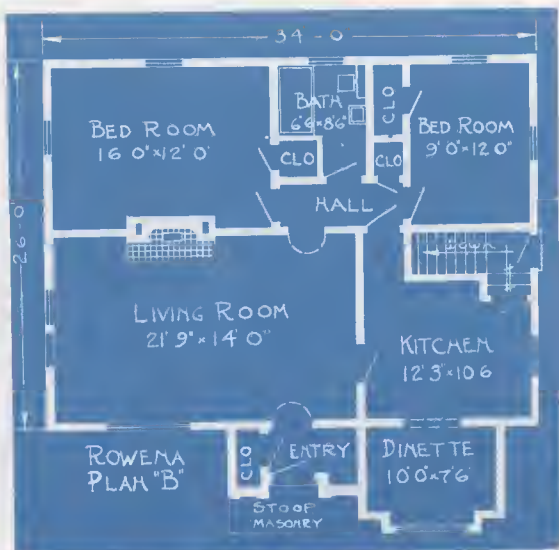
The ROWENA

LOVELY with a simplicity which suggests a bridal gown, is this dainty Sterling home, ideally suited for the average family, yet providing ample space to insure the utmost comfort. A pleasing informality of roof lines adds greatly to the beauty of design and forms an attractive and very cheerful "ensemble."

A compact and well-planned arrangement of Dinette and Kitchen, will save many steps a day, and make housekeeping a pleasure. Notice the large windows which provide

ample light, at the same time carrying out the best principles of straight-line modern design.

In either Plan "A" or "B" there is an unusual amount of closet space. Particularly the closet at the entry, provides a convenient and useful feature. In Plan "B" the entrance door is recessed like front entrance of the Colleen on page 14. The fireplace chimney may be omitted or placed elsewhere for we do not cut openings for chimneys.



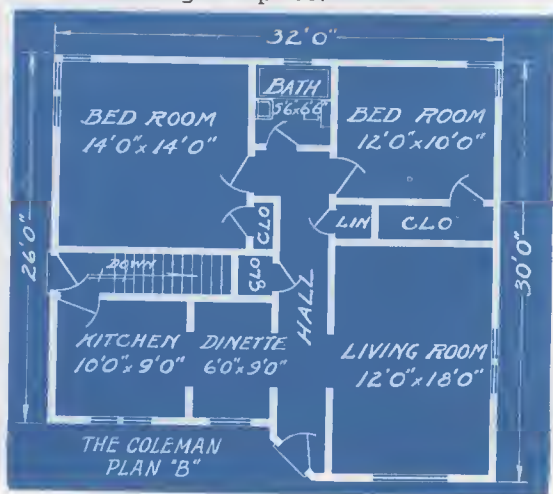
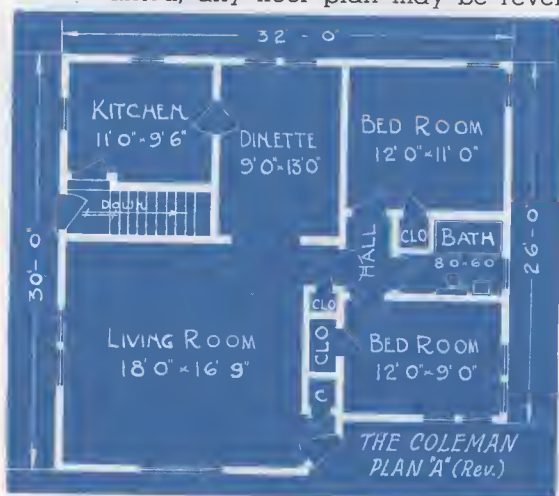


The COLEMAN

THE Coleman is an attractive bungalow in the modern style. This style has been further increased in its beauty by the unique entrance and its flush type door with the ornamental hinges. The wide 10-inch, $\frac{5}{8}$ -inch-thick siding also accents the pleasing ground hugging effect of the house.

In the Coleman you are offered two well arranged floor plans with large comfortable rooms and closet space. Plan "A", which is reverse of the picture, provides a large living room with a handy coat closet. Also a spacious dining room with a double window for full view of the garden area. The kitchen too is big enough to allow for a Sterling kitchen cabinet across the entire rear wall and plenty of room for other kitchen utilities. The bedrooms are off by themselves, connected by a short hall allowing convenient access to the bathroom. In Plan "B" you again have a nice large living room which is accessible from a well arranged entrance hall. This hall also provides access to both bedrooms and bath. The kitchen and dinette will surely please the most critical housewife.

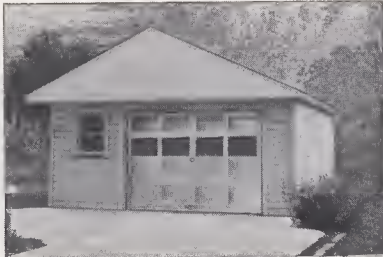
Unquestionably there will be many homes of this type built within the next few years. If wanted, any floor plan may be reversed at no change in price.





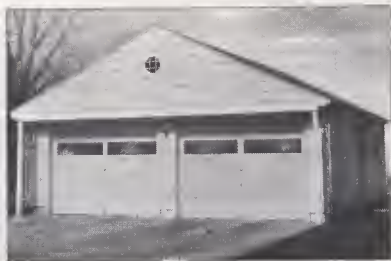
The YORK

Here is a garage that offers an individual, dressy and practical design. Erect it yourself, if you like. Perfect factory construction makes it easy to build. Will save you a lot of money. The Sterling Guarantee covers garages as well as homes.



The ESSEX

Here is a beauty of a garage, that will fit into any kind of surroundings. Construction is so simple you can erect the building without trouble. Note convenient storage space available in this generous width garage.



The PARKWAY

The finest type of two car garage, at a great saving. Overhead doors are furnished with all garages. Service door provides entrance without opening the large doors. Windows on each side. You can't match this value for the money.



EXTRA ROOM ADDITION

This addition can be used for a bathroom, pantry, refrigerator room, bedroom or any other purpose. It is 8' x 10' in size and is furnished complete with one outside door and window. Price of addition is \$198.00.



STERLING DISAPPEARING STAIRWAY

The simple, rigid, absolutely safe stairway permits you to use attic space and is easy and economical to install. Write us for circular giving description. It is priced at only \$55.00.



CELLAR STAIRWAY ADDITION

If the Sterling home you select is not provided with a cellar stairway, this addition can be used. It can be added to the rear of any home and includes steps for kitchen and basement with grade entrance. Price of addition \$132.00. The size is 7' x 6'.

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TERMS

All prices quoted in this catalog are subject to special cash discount when full cash accompanies order. For other terms and extended payment plan see special sheet enclosed. We pay the freight to most stations East of the Mississippi River and North of the Southern Boundary line of Tennessee and North Carolina, and excepting the states of Wisconsin, Illinois, Kentucky and Tennessee.

REFERENCE

Sterling Homes are produced by the International Mill and Timber Company, Bay City, Michigan. All its guarantees to you are backed by ample resources. The guarantee it gives you today is the same as has covered all its dealings since the business was founded. The growth to present proportions is the result of quality in all materials, dependability in all promises, and fair dealings in all transactions. No sale is completed until the customer is so satisfied that he becomes a friend and a booster. In addition to the bank reference printed on this page, we invite you to consult your own local banker, or any commercial credit agency. Assure yourself that the Sterling Home you choose from this book is the product of a plant and an organization made successful through integrity and customer satisfaction.

PEOPLES NATIONAL BANK
OF BAY CITY
BAY CITY, MICHIGAN

November 8, 1956

CHARLES A. CORTELL
PRESIDENT

To whom it may concern:

The International Mill and Timber Company has carried an account with this Bank for a great many years and we have always found them prompt and straightforward in all their dealings.

The personnel of the Company are men of high standing in the community and the way they have conducted their business in the past has won them the esteem of their customers. It is our opinion that any business which may be transacted with them will prove satisfactory.

Sincerely
Charles A. Cortell
President

Sterling Rock Bound Guarantee of Positive Protection

1. **YOU** are guaranteed Absolute Satisfaction.
2. **YOU** positively receive from us a sufficient quantity of material to complete your Sterling Home in accordance with our Plans and Specifications.
3. **WE** further guarantee that if any shortage should occur, you will immediately receive from us additional materials to take care of this shortage, or a sufficient amount of cash to purchase locally.
4. **WE** guarantee the quality of Sterling Lumber and other materials to be the best of their respective kinds.
5. **WE** guarantee safe arrival of material at your station.

INTERNATIONAL MILL & TIMBER COMPANY
1905 S. WENONA AVE., BAY CITY, MICH.
L. J. KANTZLER, President

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